

MLS Building Audit Program - Details

Property Address : 36 CHURCH ST

Legal Description: PLAN 5 PT BLK C

Roll No. : 1914064170029000000

Building : 36 CHURCH ST -- W1102

Report Date : May 11, 2012

Building Audit Date : February 04, 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 121589 PRS 00 IV	REPORT ORDERS	Expiry Date Extended	15-Feb-11	13-AUG-12	N/A**
3	Property Standards	11 121747 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Feb-11	14-JUN-12	100.00%
4	Property Standards	11 122496 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Feb-11	14-JUN-12	100.00%
6	Property Standards	11 122872 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Feb-11	14-JUN-12	100.00%
7	Property Standards	11 123175 PRS 00 IV	INTERIOR COMMON ELEMENTS - LOCKER and STORAGE ROOM DEFECTS	Closed	15-Feb-11	14-JUN-12	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
4	Property Standards	11 122496 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Feb-11	14-JUN-12	25-May-12

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism.	Underground Parking Area	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
3	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
4	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
5	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
6	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
7	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
8	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
9	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely: Paint is peeling.	Underground Parking Area	Closed
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	The property is not maintained and/or kept clean in accordance with the standards. Namely: car tires, waste, litter, car seats, bicycles....	Underground Parking Area	Closed
13	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
14	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
15	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
16	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
17	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Paint is peeling.	Underground Parking Area	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
19	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
6	Property Standards	11 122872 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Feb-11	14-JUN-12	25-May-12

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
2	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.	Exterior	Closed
3	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.	Exterior	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
5	Exit facility does not have a wall or a well-secured guard on each side.	Exterior	Closed
6	Exit facility does not have a wall or a well-secured guard on each side.	Exterior	Closed
7	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	Exterior	Closed
8	Required guards not constructed or maintained in accordance with Subsection 19.D. 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.	Exterior	Closed
9	Required guards not constructed or maintained in accordance with Subsection 19.D.	Exterior	Closed
10	The retaining wall is not being maintained in good repair.	Exterior	Closed
11	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	Closed
12	Exterior window(s) with broken/cracked glass.	Exterior	Closed
13	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
14	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: Balcony guards are rusted.	Exterior	Closed
15	The supplied facility in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: No cover on cable box.	Exterior	Closed
16	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in a safe condition.	Exterior	Closed
17	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Paint is peeling on concrete balcony slab.	Exterior	Closed
18	Exterior door is not maintained in good repair. Namely: Door is rusted, paint is peeling.	Exterior	Closed
19	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior	Closed
20	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Exterior	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Exterior	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	11 123175 PRS 00 IV	INTERIOR COMMON ELEMENTS - LOCKER and STORAGE ROOM DEFECTS	Closed	15-Feb-11	14-JUN-12	25-May-12

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floor drain is not maintained in good repair. Namely: No floor drain cover.	Boiler Room	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
3	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
4	The property is not maintained and/or kept clean in accordance with the standards.	Boiler Room	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
7	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
8	Lighting in a service room is provided at less than 200 lux.	Locker Room	Closed
9	Exterior door has deteriorated/ineffective weather-proofing.	Locker Room	Closed
10	Exterior door, or basement hatchway not maintained in good repair. Namely: Door is rusted.	Locker Room	Closed
11	An exterior door has no locking mechanism.	Locker Room	Closed
12	An exterior door has a defective locking mechanism.	Locker Room	Closed
13	The property is not maintained and/or kept clean in accordance with the standards. Namely: material in locker room isle.	Locker Room	Closed
14	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Efflorescence is visible on concrete block wall.	Locker Room	Closed
15	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: CONCRETE RE-BARS are rusted and visible.	Locker Room	Closed
16	Shared locker/storage room door is not locked in a closed position.	Locker Room	Closed
17	The property is not maintained and/or kept clean in accordance with the standards.	Storage Room	Closed
18	The electrical connections are not maintained in good working order. Namely: N cover on Electrical junction box.	Storage Room	Closed
19	The electrical connections are not maintained in a safe and complete condition. Namely: Electrical wires not secured.	Storage Room	Closed
20	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
21	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	Closed
22	Immediate action has not been taken to eliminate an unsafe condition. Namely: No cover on Bell Box.	Storage Room	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 121747 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Feb-11	14-JUN-12	25-May-12

No. of defects contained within the Order : **34**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1/F Hallway	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	Previously finished wall(s) in the public area of the property is not maintained in good repair.	1/F Laundry Room	Closed
5	Exterior window(s) with broken/cracked glass.	1/F Laundry Room	Closed
6	Lighting in a laundry room is provided at less than 200 lux.	1/F Laundry Room	Closed
7	The electrical switches are not maintained in a safe and complete condition. Namely: switch cover plate missing.	1/F Laundry Room	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Laundry Room	Closed
9	The property is not maintained and/or kept clean in accordance with the standards. Namely: improper storage and retention of materials.	1/F Laundry Room	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1/F Laundry Room	Closed
11	Door hardware/devices are not maintained in good repair.	1/F to 2/F North Stairway	Closed
12	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: baseboard not secured.	2/F North Stairway Landing	Closed
13	Previously finished wall(s) in the public area of the property is not maintained in good repair.	3/F to 4/F South Stairway	Closed
14	Exit door not maintained in good repair. Namely: door glass cracked.	4/F South Stairway	Closed
15	Exterior window does not prevent the entry of vermin, rodents and/or insects. Namely: window screen defective.	4/F to 5/F South Stairway	Closed
16	Previously finished wall(s) in the public area of the property is not maintained in good repair.	5/F to 6/F North Stairway	Closed
17	Previously finished surface (ceiling) in the public area of the property is not maintained in good repair.	6/F North Stairway	Closed
18	Exit door hardware/devices are not maintained in good repair. Namely: self-closing device defective.	6/F North Stairway	Closed
19	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.	Basement to 1/F South Stairway	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hallway	Closed
21	The floor and/or floor covering is not maintained in good repair. Namely: carpet ripped and not secured (by elevator, 01 units, etc.).	Hallway	Closed
22	The ventilation system grille is not regularly cleaned.	Hallway	Closed
23	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.	Hallway	Closed
24	Adequate ventilation has not been provided.	Hallway	Closed
25	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: floor mat at Apt 501, 507, 403, 207, 206, 204, 203, etc.	Hallway	Closed
26	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North Stairway	Closed

27	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	North Stairway	Closed
28	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North Stairway	Closed
29	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	South Stairway	Closed
30	A window in a stairway for which the distance measured vertically between the bottom of the window and a line drawn through the outside edges of the stair nosings is less than 900 millimetres is not protected by a guard that is located approximately 900 millimetres high.	South Stairway	Closed
31	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South Stairway	Closed
32	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	South Stairway	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
34	The stairs, treads, risers, and/or other appurtenant attachments are not maintained in good repair. Namely: protective/decorative finish not maintained in good repair.	Stairway	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.**