

**MLS Building Audit Program - Details**

**Property Address : 275 BLEECKER ST**

Legal Description: PL D172 LTS 30 32 52 & 67 RP 66R3450 PT LT31

Roll No. : 1904074430010000000

Building : **375 BLEECKER ST**

Report Date : **May 11, 2012**

Building Audit Date : **June 03, 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
2	Property Standards	09 149606 PRS 00 IV	REPORT ORDERS- window locking devises	Order Issued	15-Jun-09	15-JUL-09	N/A**
3	Property Standards	09 150228 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Jun-09	17-JUL-09	100.00%
4	Property Standards	09 149963 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	20-Jul-09	20-AUG-09	100.00%
5	Property Standards	09 164570 PRS 00 IV	INTERIOR COMMON ELEMENTS General Interior	Closed	8-Sep-09	08-MAR-10	100.00%
6	Property Standards	09 166021 PRS 00 IV	INTERIOR COMMON ELEMENTS - handrails and guards order replaced on feb 15, 2011	Closed	8-Sep-09	08-OCT-09	0.00%
7	Property Standards	11 127253 PRS 00 IV	INTERIOR COMMON ELEMENTS-stairway guards, new order landing guars 32.5" stairway guards 32" openings > than 4"	Prosecution Initiated	18-Feb-11	19-APR-11	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
6	Property Standards	09 166021 PRS 00 IV	INTERIOR COMMON ELEMENTS - handrails and guards order replaced on feb 15, 2011	Closed	8-Sep-09	08-OCT-09	31-Jan-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	Stairway	Open
2	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the landing to which access is provided for other than maintenance purposes is less than 1070 mm (42 inches) in height.	Stairway	Open
3	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	Stairway	Open
4	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The open side of the interior/exterior stairs is protected by a guard that is less than 920 mm (36 inches) in height.	Stairway	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	11 127253 PRS 00 IV	INTERIOR COMMON ELEMENTS-stairway guards, new order landing guars 32.5" stairway guards 32" openings > than 4"	Prosecution Initiat	18-Feb-11	19-APR-11	31-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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	Open
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Open
3	Required guard does not prevent the passsage of a sphere having a diameter more than 100 millimetres.	Stairway	Open
4	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	09 150228 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	16-Jun-09	17-JUL-09	9-Apr-10

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Basement	Closed
2	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Basement	Closed
3	The parking or storage garage exit door, which does not open directly to the outside of the building, does not incorporate wired glass panels over fifty (50%) of its surface or the maximum coverage of wired glass panels allowed by the Ontario Building Code.	Basement	Substantially Com
4	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.	Basement	Closed
5	The parking or storage garage pedestrian exit door does not have a reliable self-closing mechanism (door not latching shut).	Basement	Closed
6	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.	Basement	Closed
7	The floor drain cover is not maintained in good repair.	Basement	Closed
8	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Underground Parking Area	Closed
9	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Underground Parking Area	Closed
10	Previously finished wall(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
11	The stairs and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	09 149963 PRS 00 IV	EXTERIOR COMMON ELEMENTS	Closed	20-Jul-09	20-AUG-09	28-Jul-09

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	East Side of Building	Closed
2	Immediate action has not been taken to eliminate an unsafe condition. (Namely but not limited to: balcony storage represents a climbing hazard)	East Side of Building	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. (Namely but not limited to: balcony ceiling paint)	East Side of Building	Closed
4	Exterior garbage bin(s) covers left open.	East Side of Property	Closed
5	Exterior garbage bin loaded beyond the top of the container.	East Side of Property	Closed
6	Flashing not maintained in good repair.	Roof Of Building	Closed
7	The property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Roof Of Building	Closed
8	Roof decks, catwalks and/or related guards are not maintained in good repair.	Roof Of Building	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
10	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely, the ventilation grille.	South Side of Building	Closed
11	The exterior walls and their components are not being maintained in good repair.	South Side of Building	Closed
12	Immediate action has not been taken to eliminate an unsafe condition. (Namely but not limited to: balcony storage represents a climbing hazard)	West Side of Building	Closed
13	Exterior window(s) with broken/cracked glass.	West Side of Building	Closed
14	Eavestrough/roof gutter not maintained in good repair.	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	09 164570 PRS 00 IV	INTERIOR COMMON ELEMENTS General Interior	Closed	8-Sep-09	08-MAR-10	9-Apr-10

No. of defects contained within the Order : **85**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained clean.	1st Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
4	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	Door hardware/devices are not maintained in good repair.	1st Floor	Closed
8	Exterior door frame not maintained in good repair.	1st Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
10	The kitchen cabinet is not maintained in good repair and good working order.	1st Floor	Closed
11	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	1st Floor	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely. vent grill is loose.	1st Floor	Closed
13	Adequate ventilation has not been provided.	1st Floor	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
15	Interior door(s), frames(s), and/or hardware not maintained in good repair.	4th Floor	Closed
16	The electrical connections are not maintained in good working order.	5th Floor	Closed
17	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mat	8th Floor	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely; in wall milk box door broken.	11th Floor	Closed
19	The electrical fixtures are not maintained in good working order. namely the electrical panel door is off it's hinges.	12th Floor	Closed
20	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	12th Floor	Closed
21	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	12th Floor	Closed
22	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	12th Floor	Closed
23	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	14th Floor	Closed
24	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	15th Floor	Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	16th Floor	Closed
26	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	17th Floor	Closed
27	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	17th Floor	Closed
28	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	17th Floor	Closed

29	Door hardware/devices are not maintained in good repair. namely the door does not latch shut.	18th Floor	Closed
30	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	18th Floor	Closed
31	Surface(s) have marks and or other defacements.	19th Floor	Closed
32	Floor and/or floor covering not kept in a clean and sanitary condition	19th Floor	Closed
33	The electrical connections are not maintained in good working order. namely junction box cover missing.	19th Floor	Closed
34	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	19th Floor	Closed
35	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	21st Floor	Closed
36	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	22nd Floor	Closed
37	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	22nd Floor	Closed
38	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	23rd Floor	Closed
39	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	24th Floor	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
41	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
42	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
43	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
44	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Basement	Closed
45	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
46	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
47	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
48	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
49	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
50	Exterior door, window glass cracked. and door has hole through it.	Basement	Closed
51	Interior door(s), frames(s), and/or hardware not maintained in good repair. namely: door does not latch shut.	Basement	Closed
52	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
53	Ceiling(s) constructed for the purpose of separation is not of a gas tight construction.	Basement	Closed
54	Interior lighting fixtures or lamps are not maintained.	Basement	Closed
55	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
56	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
57	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely door mats	Hall	Closed
58	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Roof Of Building	Closed
59	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.namely light cover defective.	Roof Of Building	Closed
60	The electrical connections are not maintained in good working order. namely junction box cover missing.	Roof Of Building	Closed
61	The electrical fixtures are not maintained in good working order.	Roof Of Building	Closed
62	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
63	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
64	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed

65	Previously finished wall(s) have marks and/or other defacements.	Stairway	Closed
66	Previously finished floor surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. namely; exit stairs and landings.	Stairway	Closed
67	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. namely the handrail is loose	Stairway	Closed
68	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely; paint peeling	Stairway	Closed
69	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
70	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.namely hand rail is loose.	Stairway	Closed
71	The treads and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards.Namely; stair nosing defective.	Stairway	Closed
72	Door hardware/devices are not maintained in good repair. namely; doors do not latch shut as required in the exit stairs throughout the building.	Stairway	Closed
73	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	basement	Closed
74	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	basement	Closed
75	The property is not being kept free of rodents, vermin, insects or other pests. Namely; cockroaches observed.	basement	Closed
76	Floor and/or floor covering not kept free from holes and other damage.	basement	Closed
77	The electrical connections are not maintained in a safe and complete condition. namely; junction box cover missing and exposed wiring.	basement	Closed
78	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	basement	Closed
79	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	basement	Closed
80	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	basement	Closed
81	Attachment and/or the supporting structural member(s) is not maintained in good repair. Namely; metal landing rusted	basement	Closed
82	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
83	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.namely door frame at PH 3		Closed
84	Previously finished wall(s) have marks.		Closed
85	Apt entrance door not maintained in good repair.		Closed

**Part III - Apartment Unit Activity Summary for Property Standards Orders :275  
BLEECKER ST**

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>10</b>
Number of investigation-related Orders issued to Property owner :	10
Number of investigation-related Orders issued to tenants :	0

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