

MLS Building Audit Program - Details

Property Address : 45 BALLIOL ST

Legal Description: PL M5 LT9 TO LT15 PT LT7 PT LT17 RP 66R2372 PT 1 PT 2

Roll No. : 1904103060010000000

Building : 45 BALLIOL ST -- S2208

Report Date : May 11, 2012

Building Audit Date : November 24, 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 317430 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Dec-11	28-MAY-12	63.64%
2	Property Standards	11 317431 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	9-Dec-11	01-SEP-12	72.73%
3	Property Standards	11 318196 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Dec-11	07-MAY-12	75.00%

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
1	Property Standards	11 317430 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Dec-11	28-MAY-12	29-May-12

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

No. of defects that remain outstanding : **4**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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, namely : Horizontal wooden members	Exterior	Open
2	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.	Exterior	Open
3	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Open
4	Dwelling unit window that is capable of being opened has no screen.	Exterior	Closed
5	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
6	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Exterior	Open
7	Paint deteriorated and /or peeling	Lobby	Closed
8	Equipment appurtenant to the building is not being maintained in good repair, namely : Cable box	North	Closed
9	The exterior walls and their components are not being maintained in good repair, namely : Deteriorated concrete and peeling paint	South	Closed
10	The electrical connections are not maintained in a safe and complete condition, namely : Loose wires	South	Closed
11	Equipment/attachment appurtenant to the building is not being maintained in good repair, namely: Cable cover and housing	South	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 317431 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Order Issued	9-Dec-11	01-SEP-12	11-May-12

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

No. of defects that remain outstanding : **6**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Underground Parking Area	Open
2	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
3	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.	Underground Parking Area	Open
4	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
5	Lighting in a storage room is provided at less than 50 lux.	Underground Parking Area	Open
6	Lighting in a service room is provided at less than 200 lux, namely : Service area with mechanical/plumbing equipment	Underground Parking Area	Closed
7	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Open
8	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
9	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely : Concrete	Underground Parking Area	Open
10	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
11	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
13	The electrical connections are not maintained in a safe and complete condition, namely : Missing cover plate	Underground Parking Area	Closed
14	The property is not maintained and/or kept clean in accordance with the standards, namely : Storage room	Underground Parking Area	Closed
15	The plumbing system is not protected from freezing, namely : Damaged insulation	Underground Parking Area	Closed
16	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
17	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
18	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
19	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
20	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
21	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
22	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Underground Parking Area	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 318196 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	9-Dec-11	07-MAY-12	8-May-12

No. of defects contained within the Order : **32**

No. of defects that remain outstanding : **8**

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Unit 1104. Surface finish is not uniformed. Repainting is required.	11th Floor	Closed
2	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Boiler Room. Openings in landing and stair guards are greater than 100 mm.	Boiler Room	Open
3	The electrical fixtures are not maintained in a safe and complete condition. Namely: Boiler Room. Electrical light fixtures should not hang from plumbing pipes.	Boiler Room	Closed
4	Lighting in a service room is provided at less than 200 lux. Namely: Boiler room. Light readings at floor level are below 200 Lux.	Boiler Room	Substantially Com
5	The electrical connections are not maintained in a safe and complete condition. Namely: Compactor Room. Loose wires above door, to be secured.	Compactor Room	Closed
6	Lighting in a service room is provided at less than 200 lux. Namely: Compactor Service Room. Light reading at floor level is below the required level.	Compactor Room	Closed
7	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
8	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Basement. Locker Room near locker No. 1401. Concrete delamination on the ceiling and repair hole in wall.	Locker Room	Closed
10	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Roof. Landing guard height is less than 1070mm.	Roof Of Building	Open
11	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Roof. Stairs and Landing guards for elevator room. Openings are greater than 100mm.	Roof Of Building	Open
12	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Pent house roof level. Openings in guards are greater than 100 mm.	Roof Of Building	Open
13	The supplied piece(s) of equipment and/or appliance(s) in or on the property is not constructed, installed and/or maintained so that it will function safely and effectively. Namely: Elevator Room. Replace missing radiator cover.	Roof Of Building	Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Roof. PH level. Height of guard is below 1070mm.	Roof Of Building	Open
15	Lighting in a service stairway is provided at less than 50 lux. Namely: Stairway light readings at floor level are below 50 Lux.	Stairway	Open
16	Repair(s) does not reasonably match existing wall(s). Namely: Throughout Building. Garbage Disposal Rooms. Repair/replacement wall tiles does not match existing tile colour.	Throughout Building	Closed
17	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. Namely: 2nd floor laundry room balcony. Raise housing guard to 1070mm in height.		Closed
18	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. Namely: Stairs/Landing guards to elevator room are climbable.		Open
19	Lighting in a storage room is provided at less than 50 lux. Namely: Locker Room. Near locker 1401, provide another light fixture.		Closed
20	Lighting in a service room is provided at less than 200 lux. Namely: Basement. Electrical Service Room. Light meter reading is below the required level. Upgrading is required.		Open
21	Lighting in a service room is provided at less than 200 lux. Namely: Mechanical Service Room. Light meter readings are below required levels. Upgrading is required.		Closed

22	Lighting in a service room is provided at less than 200 lux. Namely: Roof level. Mechanical Control Ventilation Room. Light readings at floor level are below the required 200 Lux.		Closed
23	Lighting in a public water closet room is provided at less than 100 lux. Namely: Laundry room washroom. Light reading at floor level is below the required level.		Closed
24	Lighting in a service hallway is provided at less than 50 lux. Namely: Pent house level only. Light readings at floor level are below the required 50 Lux.		Closed
25	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. Namely: Elevator machine room. Light readings at floor level is below the required 100 Lux. Upgrading is required.		Closed
26	The electrical fixtures are not maintained in a safe and complete condition. Namely: Basement Storage room. Electrical cover plate is missing.		Closed
27	The electrical fixtures are not maintained in a safe and complete condition. Namely: Basement. Electrical Service Room. Replace missing cover plates. Repair holes.		Closed
28	The electrical fixtures are not maintained in a safe and complete condition. Namely: Cleaners Room. Electrical cover plate is missing on wall.		Closed
29	The electrical connections are not maintained in a safe and complete condition. Namely: Bell Room. Loose and hanging wires to be secured properly.		Closed
30	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Cleaners Room. Hole in wall, visible to the exterior, no fire stop. repairs required.		Closed
31	Floor and/or floor covering not kept free from rubbish and debris. Namely: Elevator Room. Remove discarded materials, mechanical parts, and debris from the room.		Closed
32	Floor and/or floor covering not kept free from stains. Namely: Near unit 1205. Carpet is stained.		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.**