

MLS Building Audit Program - Details

Property Address : 50 MAIN ST

Legal Description: PLAN 422 PT LOT 3 PT BLK A

Roll No. : 1904095030043010000

Building : 50 MAIN ST -- NO FURTHER ACTION REQUIRED

Report Date : May 11, 2012

Building Audit Date : May 06, 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 134698 PRS 00 IV | EMERGENCY ORDER | Closed | 6-May-09 | 06-MAY-09 | 0.00% |
| 2 | Property Standards | 09 136313 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 13-May-09 | 31-DEC-09 | 100.00% |
| 6 | Property Standards | 09 135145 PRS 00 IV | EXTERIOR COMMON ELEMENTS | Closed | 15-May-09 | 31-MAY-10 | 100.00% |
| 7 | Property Standards | 09 136308 PRS 00 IV | INTERIOR COMMON ELEMENTS | Closed | 15-May-09 | 30-NOV-09 | 89.47% |

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 |
|-----|-----------------------|-----------------------------|------------------------------------|----------------------|------------------|-----------------|--------------------------------|
| 2 | Property Standards | 09 136313 PRS 00 IV | PARKING GARAGE/STRUCTURE - DEFECTS | Closed | 13-May-09 | 31-DEC-09 | 5-Jan-10 |

No. of defects contained within the Order :

No. of defects that remain outstanding :

| Deficiency Details | | | |
|--------------------|---|----------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | 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. | Garage | Closed |
| 2 | 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. | Garage | Closed |
| 3 | The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces. | Garage | Closed |
| 4 | The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles. | Garage | Closed |
| 5 | The electrical receptacle are not maintained in a safe and complete condition. | Garage | Closed |
| 6 | 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 City of Toronto Municipal Code. | Garage | Closed |
| 7 | The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path. | Garage | Closed |
| 8 | The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. | Garage | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 7 | Property Standards | 09 136308 PRS 00 IV | INTERIOR COMMON ELEMENTS | Closed | 15-May-09 | 30-NOV-09 | 30-Nov-09 |

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

No. of defects that remain outstanding : **2**

| Deficiency Details | | | |
|--------------------|---|---------------------|--------|
| No. | Violation/Defect | Location | Status |
| 1 | The plumbing system is not kept in good working order. Namely use of clothing as insulation. | Boiler Room | Open |
| 2 | Extension cords or other extensions are used as a permanent wiring system. | Boiler Room | Closed |
| 3 | The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: | Boiler Room | Closed |
| 4 | Elevator part(s) and appendages are not maintained in good repair and operational. Namely : (lighting fixtures, lamps, elevator buttons, floor indicators and ventilation fans) | Building | Open |
| 5 | The minimum level of 200 lux (18.6 foot candles) is not being provided to the service, utility and/or laundry rooms. Namely: | Laundry Room | Closed |
| 6 | Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely hallways, utility rooms and service rooms. | Throughout Building | Closed |
| 7 | Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, where required. | Throughout Building | Closed |
| 8 | Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove mats from unit doors. | Throughout Building | Closed |
| 9 | Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely all garbage chutes should spring shut. | Throughout Building | Closed |
| 10 | The minimum level of 50 lux (4.6 foot candles) is not being provided to all passage and stairways when in use. | Throughout Building | Closed |
| 11 | The electrical receptacle are not maintained in good working order. | Throughout Building | Closed |
| 12 | Floor and/or floor covering not kept in a clean and sanitary condition. Namely hallway carpets. | Throughout Building | Closed |
| 13 | The electrical connections are not maintained in a safe and complete condition. To include boiler room, locker rooms ect. | Throughout Building | Closed |
| 14 | Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, where required. | Throughout Building | Closed |
| 15 | Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. To include boiler room, service rooms and hallways. | Throughout Building | Closed |
| 16 | The required guard(s) are not installed/maintained to comply with the City of Toronto Municipal Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height. | Throughout Building | Closed |
| 17 | The required guard(s) are not installed/maintained to comply with the City of Toronto Municipal 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. | Throughout Building | Closed |
| 18 | The ventilation system or unit is not regularly cleaned. | Throughout Building | Closed |
| 19 | The mechanical ventilation system is not capable of completely changing the air in all rooms at least once per hour. | Throughout Building | Closed |

| No. | Type of Investigation | Investigation Reference No. | Investigation Description | Investigation Status | Date of Issuance | Expiration Date | Next Scheduled Inspection Date |
|-----|-----------------------|-----------------------------|---------------------------|----------------------|------------------|-----------------|--------------------------------|
| 6 | Property Standards | 09 135145 PRS 00 IV | EXTERIOR COMMON ELEMENTS | Closed | 15-May-09 | 31-MAY-10 | 31-May-10 |

No. of defects contained within the Order : **26**

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

Deficiency Details

| No. | Violation/Defect | Location | Status |
|-----|--|------------------------|--------|
| 1 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Base plates for balcony guards, evidence of surface paint rust. Refinishing/repainting is required where necessary. | Balcony | Closed |
| 2 | Roof drainage discharging at more than one hundred and fifty (150) millimeters above grade. Namely: Downspout at the front of the building. | East Side of Building | Closed |
| 3 | Exterior lighting fixtures or lamps are not maintained. Namely; Exterior light fixture is missing a cover plate. Exposed wires. | East Side of Property | Closed |
| 4 | Ancillary roof structure or supporting member is defective. | East Side of Property | Closed |
| 5 | The required guard on top of the retaining wall is not maintained free from defects and hazards. Namely; Nails protruding from retaining wall. | Exterior | Closed |
| 6 | The exterior surface has not been restored and/or resurfaced where necessary. Namely: Balcony railings need to be resurfaced or painted. Evidence of surface rust. | Exterior Of Building | Closed |
| 7 | The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Peeling paint on balcony soffits. | Exterior Of Building | Closed |
| 8 | The exterior walls and their components are not being maintained in good repair. Namely; Evidence of spalling bricks on some wall areas. | Exterior Of Building | Closed |
| 9 | The exterior surface of the building shall be maintained free of graffiti and/or painted slogans. Namely; Exterior green door is defaced with graffiti. | Exterior Of Building | Closed |
| 10 | The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail on the exterior stairs, that have more than 3 risers and serve more than one dwelling unit, is not provided. Namely: Handrail missing on exterior stairs- north side of building. | North Side of Building | Closed |
| 11 | Exterior yard surface and/or similar areas not maintained. Namely; A proper grate is required over window well opening. | North Side of Building | Closed |
| 12 | The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely; Exposed loose thermostat wires on the north side of building. | North Side of Building | Closed |
| 13 | 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. Namely: Accumulation of leaves at the fire escape stairs on the north side of building. | North Side of Building | 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; Loose concrete on balcony soffits must be removed. | North Side of Building | Closed |
| 15 | The exterior walls and their components are not being maintained in good repair. Namely; Holes in wall by the fire escape stairs to the boiler room. | North Side of Building | Closed |
| 16 | The required handrail(s) are not installed/maintained to comply with the Toronto Municipal Code, namely; The required handrail is not provided at a height between 865mm (34 inches) and 965mm (38 inches) on the stairs. | North Side of Building | Closed |
| 17 | Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible. | Parking Area | Closed |
| 18 | Driveway(s) and/or similar areas not maintained. namely; deteriorated and cracked asphalt in rear parking lot. | Rear | Closed |
| 19 | The required guard(s) are not installed securely or maintained in good repair. Namely; Retaining wall guard/fence is in disrepair. Support connections are rusted out. Unsafe condition. | Rear | Closed |
| 20 | The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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). Namely: Openings in guards is greater than 4 inches. | Rear | Closed |
| 21 | Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device. Namely; No curb stops adjacent to retaining wall guard. | Rear | Closed |

| | | | |
|----|--|------------------------|--------|
| 22 | The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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, is climbable. | Rear | Closed |
| 23 | 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 on a balcony slab on the south side of the building. | South Side of Building | Closed |
| 24 | The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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. | West Side of Building | Closed |
| 25 | The required guard(s) are not installed/maintained to comply with the Toronto Municipal 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). | West Side of Building | Closed |
| 26 | Exterior steps not maintained. Namely; Broken concrete on exterior steps. | West Side of Building | Closed |

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

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| 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.**