

**MLS Building Audit Program - Details**

**Property Address : 5 BIRCHLEA AVE**

Legal Description: PLAN 1545 LOT 372 PT LOTS 362 363 364 371 AND 373 RP 64R12611

Roll No. : 1919053170022010000

Building : **5 BIRCHLEA AVE -- W0605 -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **March 18, 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
2	Property Standards	11 150655 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-11	31-OCT-11	100.00%
3	Property Standards	11 153191 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Mar-11	31-OCT-11	100.00%
4	Property Standards	11 190990 PRS 00 IV	EXTERIOR COMMON ELEMENTS - FIRE ESCAPE DEFECTS	Closed	13-May-11	31-OCT-11	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 190990 PRS 00 IV	EXTERIOR COMMON ELEMENTS - FIRE ESCAPE DEFECTS	Closed	13-May-11	31-OCT-11	31-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

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.	South Side of Building	Closed
2	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 Side of Building	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 150655 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-11	31-OCT-11	31-Oct-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: canopy finish.	East Side of Building	Closed
2	The stairs not maintained in good repair.	East Side of Building	Closed
3	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	East Side of Building	Closed
4	Exterior door is not maintained in good repair.	East Side of Building	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: woodwork e.g. fascia board.	East Side of Building	Closed
6	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: screen/grille defective and remote water meter sensor cover missing.	East Side of Building	Closed
7	Intermediate handrail(s) not provided so that handrails are not greater than 1650mm apart.	East Side of Building	Closed
8	Handrails on both sides of stair 1,100mm in width or more not provided.	East Side of Building	Closed
9	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
10	Dwelling unit window that is capable of being opened has no screen.	East Side of Building	Closed
11	Dwelling unit window that is capable of being opened has no screen.	North Side of Building	Closed
12	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. Namely: vent cover missing.	South Side of Building	Closed
13	Exterior garbage containment area not screened.	South Side of Property	Closed
14	Curb stops or restraining devices are not positioned to prevent vehicles from causing injury, damage or encroaching on to property.	South Side of Property	Closed
15	Exterior garbage bin(s) covers left open.	South Side of Property	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 153191 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Mar-11	31-OCT-11	31-Oct-11

No. of defects contained within the Order : 21

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 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.	2nd Floor	Closed
3	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair.	2nd Floor	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	2nd Floor	Closed
5	Exterior window or skylight not maintained in good repair. Namely: glass is cracked.	2nd Floor	Closed
6	An exterior door has a defective locking mechanism. Namely: Door is not closing and or latching.	2nd Floor	Closed
7	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
8	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
10	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
11	Repair(s) does not reasonably match existing ceiling(s).	Basement	Closed
12	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
13	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
14	The light standard(s) supporting artificial light is not kept in a safe and clean condition.	Hall	Closed
15	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
16	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely: Ventilation sleeve and grill are missing.	Laundry Area	Closed
17	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Laundry Area	Closed
18	Lighting in a laundry room is provided at less than 200 lux.	Laundry Area	Closed
19	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
20	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
21	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	Closed

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

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**