

MLS Building Audit Program - Details

Property Address : 655 BROADVIEW AVE

Legal Description: PLAN M81 LOTS 44 TO 48, 50, PT LOTS 49, 51 & 72 RP R3214 PART I

Roll No. : 1904075221003000000

Building : **655 BROADVIEW AVE -- NO FURTHER ACTION REQUIRED**

Report Date : **May 11, 2012**

Building Audit Date : **November 04, 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	10 106350 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- INTERIOR GUARDS order appealed to ontario court of appeal	Closed	1-Feb-10	31-JUL-11	100.00%
2	Property Standards	10 106385 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Feb-10	04-MAY-10	100.00%
3	Property Standards	10 110716 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-10	05-MAR-10	100.00%
4	Property Standards	10 110978 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS order has been appealed to ontario court of appeal	Closed	3-Feb-10	05-MAR-10	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
1	Property Standards	10 106350 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS- INTERIOR GUARDS order apealed to ontario court of appeal	Closed	1-Feb-10	31-JUL-11	29-Dec-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	Closed
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
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	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	10 110978 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS order has been apealed to ontario court of appeal	Closed	3-Feb-10	05-MAR-10	31-Aug-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Exterior garbage containment area not screened.		Closed
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Closed
3	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Closed
4	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.		Closed
5	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.		Closed
6	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.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 110716 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	3-Feb-10	05-MAR-10	31-Aug-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks		Closed
2	The plumbing system is not kept free from leaks or defects.		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.		Closed
4	The parking or storage garage does not have a designated safe-exit route.		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.		Closed
6	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.		Closed
7	The parking or storage garage walls painted surface is not maintained in a state of good repair.		Closed
8	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
9	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.		Closed
10	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.		Closed
11	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.		Closed
12	The electrical connections are not maintained in good working order. Namely: open electrical box		Closed
13	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.		Closed by PS Con
14	The parking or storage garage is used to keep junk or rubbish.		Closed
15	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.		Closed
16	The parking or storage garage columns painted surface is not maintained in a state of good repair.		Closed
17	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
18	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.		Closed
19	The ceilings in the parking or storage garage are not impervious to water.		Closed
20	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.		Closed
21	Exterior window(s) with broken/cracked glass.		Closed
22	The property is not maintained and/or kept clean in accordance with the standards. Namely: oil patches and dust and dirt on floor throughout.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 106385 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Feb-10	04-MAY-10	2-Aug-10

No. of defects contained within the Order : **33**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
2	Wall and ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	1st Floor	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely; Electrical bx cable not terminated.	2nd Floor	Closed
4	The electrical receptacle are not maintained in good working order. Namely; loose duplex.	10th Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; tiles defective and paint peeling.	10th Floor	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; damaged/ missing louvers	19th Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely; peeling wall paper.	23rd Floor	Closed
8	Interior door not maintained in good repair. Namely; locker cage doors missing and damaged.	Basement	Substantially Com
9	The electrical connections are not maintained in a safe and complete condition. Namely uncovered electrical box.	Basement	Closed
10	The electrical connections are not maintained in a safe and complete condition. Namely; electrical boxes not covered.	Basement	Closed
11	The electrical connections are not maintained in good working order. Namely; insecure electrical wires.	Basement	Closed
12	The electrical connections are not maintained in good working order. Namely: uncovered electrical box.	Basement	Closed
13	The property is not maintained and/or kept clean in accordance with the standards. Namely; clean and clear junk and improper storage.	Basement	Closed
14	The ventilation system or unit is not regularly cleaned.	Basement	Closed
15	The ventilation system or unit is not regularly cleaned.	Basement	Closed
16	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
17	Floor and/or floor covering not kept in a clean and sanitary condition and free from rubbish and debris.	Basement	Closed
18	Storage locker rooms, cage doors not maintained in good repair.	Basement	Closed
19	Exterior window(s) with broken/cracked glass.	Basement	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Substantially Com
21	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
22	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
23	The electrical connections are not maintained in good working order. Namely; unsecured wiring.	Basement	Closed
24	The electrical connections are not maintained in good working order.	Basement	Closed
25	The electrical connections are not maintained in good working order. Namely broken cover plate.	Basement	Closed
26	The electrical switches are not maintained in good working order.	Basement	Closed
27	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires and open electrical box.	Basement	Closed
28	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
29	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed

30	Ceiling not maintained free of holes.	Hall	Closed
31	The ventilation system or unit is not regularly cleaned.	Hall	Closed
32	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
33	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	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.**