

MLS Building Audit Program - Details

Property Address : 77 HOWARD ST

Legal Description: PLAN R2876 PT LOTS 1 TO 5

Roll No. : 1904074440002000000

Building : 77 HOWARD ST -- S2801

Report Date : May 11, 2012

Building Audit Date : June 24, 2010

**** 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 209382 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-10	04-NOV-10	100.00%
2	Property Standards	10 209436 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiated	7-Jul-10	06-DEC-10	91.30%
3	Property Standards	10 209991 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Prosecution Initiated	7-Jul-10	04-NOV-10	75.00%
7	Property Standards	11 324740 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Dec-11	01-SEP-12	0.00%
8	Waste	10 210545 WST 00 IV	LITTER DUMPING/REFUSE INVESTIGATION	Closed	7-Jul-10	19-JUL-10	N/A**

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
7	Property Standards	11 324740 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Order Issued	16-Dec-11	01-SEP-12	7-Sep-12

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 1,070 millimetres around landings.	Stairway	Open
2	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
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. Namely: Stairway Landings and guards throughout buildings.	Stairway	Open
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Stairway landings and guards.	Stairway	Open
5	Handrails on one side of stair or ramp less than 1,100mm in width not provided.	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	10 209991 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Prosecution Initiat	7-Jul-10	04-NOV-10	2-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Location of pedestrian exit door within the parking or storage garage is not clearly indicated. Namely: Exit doors leading to the exterior of the building are required to be painted green.	Underground Parking Level	Closed
2	The electrical fixtures are not maintained in a safe and complete condition. Namely: Missing cover plates inside boiler room inside garage.	Underground Parking Level	Closed
3	The electrical connections are not maintained in a safe and complete condition. Namely: Replace all missing electrical cover plates in the underground garage. Remove all loose/hanging wires.	Underground Parking Level	Open
4	The floors in the parking or storage garage are not maintained free of holes. Namely: Floor drain covers are missing at the bottom of stair landings from underground garage.	Underground Parking Level	Open
5	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Deteriorated concrete on floor around some columns.	Underground Parking Level	Closed
6	The floors in the parking or storage garage are not impervious to water. Namely: Evidence of water dripping from valve in boiler room area inside garage.	Underground Parking Level	Closed
7	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 Level	Closed
8	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times. Namely: Ventilation fan not working. Apparently disconnected. Repairs are required.	Underground Parking Level	Closed
9	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Missing block in wall, at space #205.	Underground Parking Level	Closed

10	The walls in the parking or storage garage are not impervious to water. Namely: Active water leak near space #204. Repairs are required.	Underground Parking Level	Closed
11	The parking or storage garage is used to keep junk or rubbish. Namely: Clean and clear all debris and discarded materials from underground garage area, including tires, skis, and cardboard boxes	Underground Parking Level	Closed
12	The Pump Room is used to keep junk or rubbish. Namely: Clean and clear all discarded materials, old equipment from the pump room.	Underground Parking Level	Closed
13	The parking or storage garage ceiling painted surface is not maintained in a state of good repair. Namely: Evidence of paint peeling on the ceiling throughout garage.	Underground Parking Level	Open
14	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: Evidence of shoring materials near space 119.	Underground Parking Level	Open
15	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Underground Parking Level	Closed
16	Lighting in a garage is provided at less than 50 lux.	Underground Parking Level	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 209436 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Prosecution Initiat	7-Jul-10	06-DEC-10	27-Jun-12

No. of defects contained within the Order : **23**

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

Deficiency Details

No.	Violation/Defect	Location	Status
1	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 balcony slabs with exposed reinforcing bars.	Balconies	Closed
2	Driveway(s) and/or similar areas not maintained. Namely: Pot holes in driveway. Repairs required. Also repair all cracks in walkways around the building. Trip Hazard. Replace sunken catch basin.	Exterior	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Peeling paint on canopy. Also water leaking from light fixture under canopy.	Exterior	Closed
4	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
5	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: Deteriorated/corroded balcony panels, peeling paint, throughout the building. Repairs are required.	Exterior Of Building	Closed
6	The electrical fixtures are not maintained in good working order. Namely: Broken lens cover on exterior light fixture. Also replace all missing electrical cover plates throughout the exterior of the building.	Exterior Of Building	Closed
7	The electrical connections are not maintained in good working order. Namely: Secure all loose/hanging wires. Extension cords on the exterior of the building cannot be used as permanent wiring. Advise Rogers Cable to secure all cable wires and cable boxes.	Exterior Of Building	Closed
8	Exterior steps, not maintained. Namely; Exterior stairs from u/g garage. Evidence of corrosion from reinforcing bars inside the concrete stairway. Also green mould on the wall of one of the exit stairway.	Exterior Of Building	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
10	Immediate action has not been taken to eliminate an unsafe condition. Owner/Management is required to make sure that all air conditioning units and satellite dishes are installed safely and secured properly. Also all hanging plants on the balconies must be secured safely and properly.	Exterior Of Building	Closed
11	Exterior window(s) with broken/cracked glass. Namely: Wired glass window is cracked/broken next to exterior side door. West side of building.	Exterior Of Building	Closed
12	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Height of concrete wall guard around exterior stair landing on the west side of building is only 36 inches.	Exterior Of Building	Closed
13	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. Namely: Ripped/torn window screens should be replaced throughout the building.	Exterior Of Building	Closed
14	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 Of Building	Closed
15	The fence, screen and/or other enclosure around or on the property is not being maintained in good repair. Namely: Evidence of corrosion and deteriorated paint finish on exterior fencing.	Exterior of Property	Closed
16	The roof or one of it's components is not free from loose, unsecured or unsafe objects and/or materials. Namely: Wood pallets and iron T-Bar are stored on the roof top. These items must be removed.	Roof Of Building	Closed
17	The roof or one of its component is not free from leaks. Namely: South side roof line canopy. Evidence of rain water leaking through roof canopy overhang. Evidence of concrete deterioration at this location. Also evidence of water ponding on the roof. These items should be checked immediately.	Roof Of Building	Closed
18	Roof decks, catwalks and/or related guards are not maintained in good repair. Namely: Roof guard/deck is in disrepair, not secured properly.	Roof Of Building	Closed

19	Exterior door missing. Namely: Replace doors on garbage enclosure.	South Side of Property	Open
20	In a dwelling unit, a window located more than 2,000 millimetres above grade opens within 1,500 millimetres of the floor not leading to a balcony does not employ a controlled sash operation to restrict, when engaged, the opening of the operable sash to not more than 100 millimetres.	Throughout Building	Open
21	The exterior walls and their components are not being maintained in good repair. Namely: West side exit stairway from garage. A concrete block is missing from the wall.	West side	Closed
22	Exterior door is not maintained in good repair. Exterior door on the west side, surface paint finish has deteriorated. Painting is required. Also door handle is missing.	West side	Closed
23	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion. Namely: Unsuitable ground cover on the west side of building. Grass erosion.	West side	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 209382 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-Jul-10	04-NOV-10	30-Apr-12

No. of defects contained within the Order : 27

No. of defects that remain outstanding : 0

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in a safe and complete condition. Namely replace all cabinet doors.	Elevator	Closed
2	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
3	The handrails and/or other appurtenant attachments and/or their supporting structural members are not being maintained free from defects/hazards. Namely bent handrail near unit #1117.	Stairway	Substantially Com
4	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.	Throughout Building	Substantially Com
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Substantially Com
6	The handrails and/or other appurtenant attachments and/or their supporting structural members are not maintained in a clean and/or sanitary condition.	Throughout Building	Closed
7	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Throughout Building	Substantially Com
8	Interior lighting fixtures or lamps are not maintained.	Throughout Building	Closed
9	The lighting fixture is not maintained in a clean condition. Namely clean all insects out of light fixtures.	Throughout Building	Closed
10	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level. Namely most electrical closets had no light.	Throughout Building	Closed
11	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely replace stained or damaged ceiling tiles.	Throughout Building	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely missing or broken door closers. To include all interior doors storage rooms, locker rooms, electrical closets.	Throughout Building	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely broken tiles in rooms.	Throughout Building	Substantially Com
14	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 where required.	Throughout Building	Substantially Com
15	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	Closed
16	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 all interior doors to include dwelling unit doors where required.	Throughout Building	Closed
17	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements. To include stairwell, hallways, all service rooms.	Throughout Building	Closed
18	The floor and every appurtenance, surface cover and finish is not maintained. Namely replace all non-skid strips where required.	Throughout Building	Closed
19	The floor and every appurtenance, surface cover and finish is not reasonably smooth and level. Namely draincovers. To include all storage rooms, all service rooms and work rooms.	Throughout Building	Closed
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely but not limited to fraying carpet and dwelling unit door mats.	Throughout Building	Closed
21	Floor and/or floor covering not kept in a clean and sanitary condition Namely clean all carpet and flooring in the entire building.	Throughout Building	Substantially Com
22	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear. To include: Boiler room, all Electrical closets, all lockers, appliance room, all work rooms, all rooms that are storing an excess of items.	Throughout Building	Substantially Com
23	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Throughout Building	Closed
24	Garbage chute is not maintained in a clean and odour free condition.	Throughout Building	Closed

25	The ventilation system or unit is not regularly cleaned. To include all electrical closets, garbage chute rooms and hallways.	Throughout Building	Substantially Com
26	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Substantially Com
27	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Throughout Building	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.**