

**MLS Building Audit Program - Details**

**Property Address : 7 BIRCHLEA AVE**

Legal Description: PLAN 1545 PT LOTS 363 & 364 PT LOTS 371 & 372

Roll No. : 1919053170023000000

Building : **7 BIRCHLEA -- 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 149394 PRS 00 IV	REPORT ORDERS - WINDOW AIR-CONDITIONER	Closed	28-Mar-11	31-OCT-11	0.00%
3	Property Standards	11 150467 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	28-Mar-11	31-OCT-11	100.00%
4	Property Standards	11 153315 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-Mar-11	31-OCT-11	100.00%
5	Property Standards	11 191051 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
5	Property Standards	11 191051 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
3	Height of the guard for the stairs is less than 1,070 millimetres around landings.	South Side of Building	Closed
4	Height of the guard for the stairs is less than 920 millimetres measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	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
3	Property Standards	11 150467 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	Dwelling unit window that is capable of being opened has no screen.	North Side of Building	Closed
2	The exterior surface of the building shall be maintained free of stains.	North Side of Building	Closed
3	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
4	Intermediate handrail(s) not provided so that handrails are not greater than 1650mm apart.	West Side of Building	Closed
5	The exterior surface of the building shall be maintained free of stains.	West Side of Building	Closed
6	Exterior window(s) with broken/cracked glass.	West Side of Building	Closed
7	The protective material for the lighting fixture is not maintained in good repair.	West Side of Building	Closed
8	Equipment/attachment appurtenant to the building is not being maintained in good repair. Namely: screens/grilles rusted and remote water meter sensor cover missing.	West 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.	West Side of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: woodwork e.g. fascia board.	West Side of Building	Closed
11	Dwelling unit window that is capable of being opened has no screen.	West Side of Building	Closed
12	Handrails on both sides of stair 1,100mm in width or more not provided.	West Side of Building	Closed
13	Equipment/attachment appurtenant to the building is not properly anchored. Namely: cables not secured.	West Side of Building	Closed

14 The catch basin/storm drain is not being maintained free from defect. Namely: cover not anchored properly.

West Side of Property

Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
4	Property Standards	11 153315 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	29-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	Fire cabinet window(s) with broken/cracked glass.	1st Floor	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.	2nd Floor	Closed
3	Door(s) and/or hatch(es) providing access to roof is not kept locked at all times. Namely: no lock on roof access hatch	2nd Floor	Closed
4	An exterior door has a defective locking mechanism. Namely: Door is not closing or latching.	2nd Floor	Closed
5	Exterior door, window, skylight or basement hatchway not maintained in good repair. Namely: glass is cracked.	2nd Floor	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	2nd Floor	Closed
7	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Basement	Closed
8	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
9	The property is not maintained and/or kept clean in accordance with the standards.	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	The light standard(s) supporting artificial light is not kept in a safe and clean condition.	Hall	Closed
12	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
13	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
14	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
15	The property is not maintained and/or kept clean in accordance with the standards. Namely: material in isle.	Locker Room	Closed
16	Interior door(s), frames(s), and/or hardware not maintained in good repair. Namely: Locker doors are not secure.	Locker Room	Closed
17	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Locker Room	Closed
18	Lighting in a storage room is provided at less than 50 lux.	Locker Room	Closed
19	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Room	Closed
20	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.**