

MLS Building Audit Program - Details

Property Address : 101 ROEHAMPTON AVE

Legal Description: PLAN 639 LOT 6 PT LOTS 5 & 7

Roll No. : 1904104010030000000

Building : 101 ROEHAMPTON AVE

Report Date : January 17, 2020

Building Audit Date : March 03, 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 January 17, 2020

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	11 137841 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-11	09-JUN-11	100.00%
2	Property Standards	11 139251 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-11	07-SEP-11	100.00%
3	Property Standards	11 139253 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Mar-11	07-SEP-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
2	Property Standards	11 139251 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-11	07-SEP-11	30-Dec-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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. A window(s) which is capable of being opened, and is located in excess of two (2) metres from the finished grade, is not equipped with safety devices which would prevent any opening greater than one hundred (100) millimeters. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that acceptable safety devices have been installed on all subject windows in an acceptable manner, and that the subject windows are not capable of being opened in excess of one hundred (100) millimeters.	Exterior Of Building	Closed
2	Exterior garbage containment area not screened.	Exterior Of Building	Substantially Co
3	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	Exterior Of Building	Closed by PS Cr
4	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Closed
5	The exterior surface of the building shall be maintained free of markings or defacement.	Exterior Of Building	Closed
6	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Exterior Of Building	Closed
7	Driveway(s) and/or similar areas does not afford safe passage. Namely; ruts and pot holes	Exterior Of Building	Closed
8	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..	Exterior Of Building	Closed by PS Cr
9	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
10	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior 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 139253 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	11-Mar-11	07-SEP-11	30-Dec-13

No. of defects contained within the Order : **25**

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; loose wires.	Underground Parking Area	Closed
2	The floors in the parking or storage garage are not maintained free of holes, breaks or cracks	Underground Parking Area	Closed
3	The floors in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
4	The sign(s) is not being maintained in a good state of repair.	Underground Parking Area	Closed
5	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.	Underground Parking Area	Closed
6	The parking or storage garage does not have a designated safe-exit route.	Underground Parking Area	Closed
7	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.	Underground Parking Area	Closed
8	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.	Underground Parking Area	Closed
9	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 Area	Closed
10	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.	Underground Parking Area	Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
12	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
13	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
14	The electrical connections are not maintained in a safe and complete condition. Namely; Missing cover plate.	Underground Parking Area	Closed
15	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.	Underground Parking Area	Closed
16	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Substantially Co
17	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed
18	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
19	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Closed
20	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
21	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
22	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Substantially Co
23	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Substantially Co
24	Lighting in a storage room is provided at less than 50 lux.	Underground Parking Area	Substantially Co
25	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed



No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	11 137841 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	11-Mar-11	09-JUN-11	10-Jun-11

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Hole in ceiling near rear exit door.	1st Floor	Closed
2	Wall(s) constructed for the purpose of separation is not of a gas tight construction. Namely: Storage Room. Seal up holes on wall around pipe.	1st Floor	Substantially Co
3	Immediate action has not been taken to eliminate an unsafe condition. Namely: Remove stroller in the stairway	1st Floor	Closed
4	Floor and/or floor covering not kept free from rubbish and debris. Namely; Emergency Power supply room. Clean and clear all debris and discarded materials from the room. Upgrade lighting.	1st Floor	Closed
5	Door hardware/devices are not maintained in good repair. Namely: 8th flr. garbage chute room, chute door is not closing properly.	8th Floor	Closed
6	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: Fire damper inside garbage chute on the 10th floor is not secured properly. Also missing fire damper on 5th flr. garbage chute.	10th Floor	Closed
7	Ceiling not maintained free of holes. Namely: Repair hole in ceiling in the electrical room.	14th Floor	Closed
8	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: 20th Flr. Stairway. Remove area rug from floor on stairway landing.	20th Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Repair wall tiles in laundry room where damaged. Provide access hatch door to wall areas where water shut off valves are located. Replace missing lens covers.	Laundry Room	Closed
10	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
11	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely: Secure loose/hanging electrical wires in the electrical service room. PH Level.	PH level	Closed
13	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Roof Of Building	Substantially Co
14	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs or ramps.	Throughout Building	Substantially Co
15	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
16	Adequate ventilation has not been provided. Namely: Hallway vents were not providing fresh air to corridors.	Throughout Building	Closed
17	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: Interior wall areas where the wall paper is torn, damaged or buckles, repairs are required.	Throughout Building	Closed
18	The electrical fixtures are not maintained in a safe and complete condition. Namely: Replace all missing lens covers for light fixtures throughout the building.	Throughout Building	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely: All Garbage Chute Rooms. Deteriorated surface paint finish on walls. Repainting is required.	Throughout Building	Substantially Co
20	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Carpet that is damaged or torn throughout the building should be repaired/replaced.	Throughout Building	Closed
21	. Namely: All floors in electrical service rooms on each floor are required to be cleaned/cleared of debris.	Throughout Building	Closed
22	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Deteriorated/damaged plaster on walls next to garbage chutes. Repair as required.	Throughout Building	Closed

23	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely: Remove floor mats in front of units 1102 and 1004.		Closed
24	The floor and every appurtenance, surface cover and finish is not maintained. Namely: Repair damaged/broken floor tiles in the garbage chute rooms, where required.		Closed
25	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Bicycle Room. Ceiling and walls are not in good repair. Repairs are required.		Closed
26	Immediate action has not been taken to eliminate an unsafe condition. Namely: 1st Floor. Storage Room B. Provide more shelving for supplies and stored materials. Provide cover plates for exposed electrical wires. Clean and clear all debris and discarded materials from the floor. Repair hole in ceiling.		Closed
27	The electrical fixtures are not maintained in good working order. Namely: Locker room B. Upgrade lighting to 50Lux. Repair broken/missing floor tiles. Replace broken cover plate on wall receptacle.		Substantially Co
28	The electrical fixtures are not maintained in a safe and complete condition. Namely: Maintenance Room. Provide a cover plate for exposed electrical wires on wall. Remove discarded materials from the floor. Provide more shelving. Repair hole in ceiling.		Closed
29	Extension cords or other extensions are used as a permanent wiring system. Namely: Storage Room F. Extension cords cannot be used for permanent wiring in locker rooms. Fire Hazard. Also remove materials stored above locker cages. Chairs, Curtain rods and other materials.		Closed
30	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair. Namely: B2 Locker Room E. Active leak on ceiling in locker room area.		Closed
31	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: B2. Ceiling needs repair near room D.		Substantially Co
32	The floor drain is not maintained in good repair. Namely: Fire alarm room. Broken floor drain cover plate. Repairs are required.		Closed
33	The electrical connections are not maintained in a safe and complete condition. Namely: Sprinkler/Mechanical Room. Remove exposed electrical wires on wall near door. Upgrade lighting.		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.**