

MLS Building Audit Program - Details

Property Address : 111 LAWTON BLVD

Legal Description: CON 3 FB PT LOT 21 PLAN DRUMMOND VILL UNREG PT LOT

Roll No. : 1904111410026000000

Building : **111 LAWTON BLVD**

Report Date : January 17, 2020

Building Audit Date : August 09, 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 257639 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Aug-11	29-AUG-12	100.00%
2	Property Standards	11 259368 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Aug-11	18-SEP-13	100.00%
3	Property Standards	11 264025 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Aug-11	18-SEP-13	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
3	Property Standards	11 264025 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	30-Aug-11	18-SEP-13	31-Aug-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
2	The electrical connections are not maintained in good working order. Namely; junction box no cover.	Garage	Closed
3	The property is not maintained and/or kept clean in accordance with the standards.	Garage	Closed
4	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.	Garage	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.	Garage	Closed
6	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.	Garage	Closed
7	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
8	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
9	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
10	The (stairs, treads, risers are not maintained in good repair.	Garage	Closed
11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
12	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Garage	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 259368 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Aug-11	18-SEP-13	31-Aug-13

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Balcony	Closed
2	The balcony, or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member(s) are not being maintained free from defects and/or hazards. Namely; glas panels broken/cracked.	Balcony	Closed
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.	Balcony	Closed
4	The exterior surface shall be maintained free of graffiti and/or painted slogans. (Namely: Graffiti located in stairwell)	East Side of Building	Closed
5	The stairs are not being maintained free from defects/hazards. (Namely: Delaminated cement, exposed rebar, broken stair nosing)	East Side of Building	Closed
6	A retaining wall exceeding 1,000 millimetres in exposed height is not protected by a guard on the open side where access is provided.	North West	Closed
7	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Parking Area	Closed
8	Guard with a minimum height of 1,070 millimeters has not been provided at a raised floor where the difference in level is more than 600 millimeters. (Namely: Chain link fence attachment to pre-existing guard)	Parking Area	Closed
9	The guards and their supporting structural members are not being maintained free from defects/hazards. (Namely: Guard is broken and bent outward)	Parking Area	Closed
10	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Unprotected and missing fan louver guard)	Parking Area	Closed
11	The stairs and appurtenant attachments and their supporting structural members are not maintained in good repair. (Namely: Broken and failing concrete on stair structure)	South Side of Building	Closed
12	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	South Side of Building	Closed
13	Height of the guard for exit landing is less than 1,070 millimetres measured vertically to the top of the guard from the surface where the difference in elevation between the adjacent ground level is more than 600 millimetres.	South Side of Building	Closed
14	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.	South Side of Building	Closed
15	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	South Side of Building	Closed
16	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
17	Exterior garbage containment area not screened.	South Side of Property	Closed
18	Equipment/attachment appurtenant to the building is not being maintained in good repair (Namely: The paint finish on the underside of entrance canopy)	West Side of Building	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 257639 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	30-Aug-11	29-AUG-12	3-Sep-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The property is not maintained and/or kept clean in accordance with the standards.	1st Floor	Closed
2	The property is not maintained and/or kept clean in accordance with the standards.	12th Floor	Closed
3	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
4	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
5	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
6	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
7	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
8	The property is not maintained and/or kept clean in accordance with the standards.	Basement	Closed
9	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
10	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
11	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler Room	Closed
12	The electrical connections are not maintained in good working order. Namely; junction box no cover.	Boiler Room	Closed
13	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Electrical Room	Closed
14	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
15	Communication system identifies the tenant by unit number.	Lobby	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.	Stairway	Closed
17	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
18	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
19	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
20	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
21	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
22	The property is not maintained and/or kept clean in accordance with the standards.		Closed
23	Door hardware/devices are not maintained in good repair.		Closed
24	Extension cords or other extensions are used as a permanent wiring system.		Closed
25	The property is not maintained and/or kept clean in accordance with the standards. Namely; storage of materials.		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.**