

## MLS Building Audit Program - Details

**Property Address :** 123 D'ARCY ST

Legal Description: PLAN D83 PT LOTS 26 TO 28

Roll No. : 1904065520019000000

Building : 123 D'ARCY ST.

**Report Date :** January 18, 2019

**Building Audit Date :** April 08, 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 January 18, 2019

### 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	09 136581 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	19-JUN-09	100.00%
2	Property Standards	09 138800 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	19-JUN-09	100.00%
3	Property Standards	09 146855 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Jun-09	09-JUL-09	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	09 146855 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	9-Jun-09	09-JUL-09	30-Sep-09

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep junk or rubbish.	Garage	Closed
2	The parking or storage garage pedestrian exit door is not designed and/or installed to open in the direction of exit travel.	Garage	Closed
3	The parking or storage garage exit door, that is required to incorporate wired glass panels, does not conform with the requirements of the Ontario Building Code and the Ontario Fire Code.	Garage	Closed
4	The electrical connections are not maintained in good working order. namely; electrical connections not properly terminated.	Garage	Closed
5	The minimum level of 50 lux (4.6 foot candles) is not being provided to all driving aisles.	Garage	Closed
6	The minimum level of 50 lux (4.6 foot candles) is not being provided to all designated parking spaces.	Garage	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garage	Closed
8	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Garage	Closed
9	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
10	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
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.	Garage	Closed
12	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.	Garage	Closed
13	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.	Garage	Closed
14	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Garage	Closed
15	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	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	09 138800 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	19-JUN-09	30-Nov-09

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Closed
2	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Exterior	Closed
3	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard on the (landing, balcony, gallery, mezzanine, porch, deck, floor opening and roof to which access is provided for other than maintenance purposes) is less than 1070 mm (42 inches) in height.	North	Closed
4	Exterior lighting fixtures or lamps are not maintained. namely; removed light fixture removed has open junction box.	North	Closed
5	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. namely; metal work painted surface above windows (lintel) is deteriorated.	North	Closed
6	The stairs, treads, risers, landing and ramp are not maintained in good repair. namely; concrete is deteriorated and rebar is exposed.	North	Closed
7	The exterior walls and their components are not being maintained in good repair. namely a few bricks deteriorated/spalling and a few areas require pointing.	North	Closed
8	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	North	Closed
9	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	North	Closed
10	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The required guard is designed so that a member, attachment or opening between 100 mm (4 inches) and 900mm (35 inches) above the floor of the structure, which it is protecting, facilitates climbing.	North	Closed
11	The required guard(s) are not installed/maintained to comply with the Ontario Building Code, namely; The openings through the guard do not prevent the passage of a spherical object having a diameter of more than 100mm (4 inches).	North	Closed
12	Exterior garbage containment area not screened.	North	Closed
13	The exterior surface has not been restored. namely; wood panels not protected with paint etc.	North	Closed
14	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained so as parking space marking are to be clearly visible.	Pantry	Closed
15	Driveway(s) and/or similar areas not maintained. namely holes, ruts and deteriorated asphalt.	Parking Area	Closed
16	Parking space and/or similar areas not maintained. namely holes, ruts and deteriorated asphalt.	Parking Area	Closed
17	Yard area(s) used for vehicular traffic or the parking or storage of vehicles are not paved with either asphalt, concrete, interlocking stone, or other approved environmentally safe and dust-free equivalent. namely;some areas not properly surfaced.	Parking Area	Closed
18	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained free from dirt, surface dust and/or refuse.	Parking Area	Closed
19	Exterior area of property for vehicular traffic or parking/storage not provided with curb stops or other restraining device.	Parking Area	Closed
20	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Roof Of Building	Closed
21	The opening in an exterior wall is not protected by suitable materials to prevent the entry of rodents, vermin and/or insects. namely; section of fascia missing.	Roof Of Building	Closed

22	The exterior surface has not been restored and/or resurfaced where necessary. namely; wood surfaces at roof.	Roof Of Building	Closed
23	Attachment appurtenant to the building is not properly anchored, namely;, loose bracket on wall.	Roof Of Building	Closed
24	Down pipe not maintained free from leaks and/or defects. namely; down pipe disconnected.	Roof Of Building	Closed
25	The exterior walls and their components are not being maintained in good repair. namely; numerous bricks spalling/ deteriorated and some areas require pointing.	South	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	09 136581 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	19-May-09	19-JUN-09	16-Jun-09

No. of defects contained within the Order : **53**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The electrical connections are not maintained in good working order. namely; electrical box not covered.	1st Floor	Closed
2	The floor is not maintained in good repair. namely; there are damaged/deteriorated floor tiles.	1st Floor	Closed
3	The average level of 50 lux (4.6 foot candles) is not being provided to the corridor(s).	1st Floor	Closed
4	Floor and/or floor covering not kept free from marks/stains.	1st Floor	Closed
5	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.namely floor mats.	1st Floor	Closed
6	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	1st 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.	1st Floor	Closed
8	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	2nd Floor	Closed
10	The electrical connections are not maintained in good working order. namely; loose wiring.	2nd Floor	Closed
11	Floor and/or floor covering not kept free from marks/stains.	2nd Floor	Closed
12	The floor is not maintained in good repair. namely; there are damaged/deteriorated floor tiles.	2nd Floor	Closed
13	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
14	Ceiling not maintained clean.	3rd Floor	Closed
15	The floor and every appurtenance, surface cover and finish is not maintained. namely; threshold installed not in proper workmanship manner.	3rd Floor	Closed
16	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	3rd Floor	Closed
17	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	3rd Floor	Closed
18	Wall(s) not maintained clean.	3rd Floor	Closed
19	The baseboard heater not maintained clean.	3rd Floor	Closed
20	Floor and/or floor covering not kept free from marks/stains.	3rd Floor	Closed
21	Floor and/or floor covering not kept in good repair. namely there are damaged/deteriorated floor tiles.	3rd Floor	Closed
22	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. namely; doormats	3rd Floor	Closed
23	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
24	The electrical connections are not maintained in good working order. namely. exposed wiring.	Basement	Closed
25	Floor and/or floor covering not kept in a clean and sanitary condition	Basement	Closed
26	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely;	Basement	Closed
27	The storage room sink is defective.	Basement	Closed
28	Floor and/or floor covering not kept free from rubbish and debris.	Basement	Closed
29	Floor not clean and free from rubbish and debris.	Electrical Room	Closed

30	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely;	Electrical Room	Closed
31	The treads and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely; stair nosing not in good repair.	Entranceway	Closed
32	The electrical connections are not maintained in good working order. namely; exposed wiring.	Entranceway	Closed
33	The electrical connections are not maintained in good working order. Namely; namely wiring not properly protected.	Entranceway	Closed
34	Exterior door has defective hardware.	Entranceway	Closed
35	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. namely; ventilation not complete.	Laundry Room	Closed
36	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Laundry Room	Closed
37	Wall(s) not maintained clean.	Laundry Room	Closed
38	The interior lighting of the building area does not meet the level of illumination specified for the area in the Ontario Building Code. Namely;	Laundry Room	Closed
39	Floor not kept in a clean condition and free from rubbish and debris.	Mechanical Room	Closed
40	Previously finished ceiling surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
41	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
42	The electrical connections are not maintained in good working order. namely; connections exposed.	Stairway	Closed
43	Floor and/or floor covering not in good repair. namely; floor tiles are damaged/deteriorated.	Stairway	Closed
44	Floor and/or floor covering not kept free from marks/stains.	Stairway	Closed
45	Floor and/or floor covering not kept free marks/stains.	Stairway	Closed
46	Floor and/or floor covering not in good repair. namely; floor tiles damaged/deteriorated.	Stairway	Closed
47	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Stairway	Closed
48	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. namely repairs ongoing on walls and ceiling to be completed.	Stairway	Closed
49	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Stairway	Closed
50	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
51	Previously finished wall(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance.	Stairway	Closed
52	Window more than two metres above finished grade and not leading to a balcony is not equipped with a safety device to prevent an opening in any part of the window greater than 100 millimetres.	Stairway	Closed
53	Window in common area of multiple-dwelling that is less than one metre from the floor does not have a guard that complies with the Ontario Building Code. Namely; the required guard is not provided (the minimum guard height shall be 1070 mm (42 inches)).	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.**