

MLS Building Audit Program - Details

Property Address : 150 ST CLAIR AVE W

Legal Description: PLAN 391E PT LOTS 3 TO 8

Roll No. : 1904111040016000000

Building : **150 ST CLAIR AVE W**

Report Date : January 17, 2020

Building Audit Date : March 05, 2013

**** 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	13 128619 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Mar-13	08-OCT-13	100.00%
2	Property Standards	13 128729 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Mar-13	09-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
1	Property Standards	13 128619 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Mar-13	08-OCT-13	26-Oct-15

No. of defects contained within the Order : **12**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	Exterior	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely; Spalling Bricks and mortar joints.	Exterior Of Building	Closed
3	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
4	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
5	Exterior window(s) with broken/cracked glass.	Exterior Of Building	Closed
6	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Exterior Of Building	Closed
7	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.	Exterior Of Building	Closed
8	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Exterior Of Building	Closed
9	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Exterior Of Building	Closed
10	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Closed
11	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioners installation prevents a safety device from being installed a report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that the installation of the air-conditioner has been done safe and securely; that there are no openings greater than one hundred (100) millimetres adjacent to the air conditioning unit and that the electrical supply and distribution in the suite is capable of safely operating the air conditioning unit. Also it must address any remedial action that must be taken in order to maintain its safe manner.	Throughout Building	Closed
12	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.	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 128729 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	12-Mar-13	09-SEP-13	19-May-17

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Front	Closed
2	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Front	Closed
3	The electrical connections are not maintained in good working order. Namely loose wiring on door.	Front	Closed
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Front	Closed
5	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Throughout Building	Closed
6	Interior lighting fixtures or lamps are not maintained. Namely broken, damaged or missing lenscovers.	Throughout Building	Closed
7	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
8	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
9	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
10	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.	Throughout Building	Closed
11	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
12	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.	Throughout Building	Closed
13	The electrical connections are not maintained in good working order. Namely missing cover plates.	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.**