

MLS Building Audit Program - Details

Property Address : 1520 BATHURST ST

Legal Description: PLAN 875 BLK C PT LOTS 13 14 RP 64R13034 PART 2

Roll No. : 1914011060049000000

Building : 1520 BATHURST ST

Report Date : January 17, 2020

Building Audit Date : May 24, 2012

**** 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	12 179774 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-12	30-SEP-15	100.00%
2	Property Standards	12 179776 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-12	30-SEP-15	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	12 179774 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-12	30-SEP-15	4-Apr-16

No. of defects contained within the Order : **11**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior columns and their components are not being maintained in good repair. (Namely: Decorative columns located at entranceway require repair and/or restoration)	East Side of Building	Closed
2	The exterior surface has not been restored and/or resurfaced where necessary. (Namely: Decorative sill trim located at 3rd and 4th floors paint and finish not free from defect)	East Side of Building	Closed
3	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	North Side of Building	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	North Side of Building	Closed
5	The protective finish on the exterior surface is not being maintained in good repair. (namely: Protective finish on fire escape is not free from rust and corrosion)	North Side of Building	Closed
6	The guard is designed that a member, attachment or opening located between 140 millimeters and 900 millimeters above the level being protected facilitates climbing.	North Side of Building	Closed
7	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.	North Side of Building	Closed
8	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	North Side of Building	Closed
9	The exterior surface of the building shall be maintained free of graffiti.	South Side of Building	Closed
10	Equipment/attachment appurtenant to the building is not being maintained in good repair. (Namely: Cable conduit located on south west corner of building is not free from damage)	South Side of Building	Closed
11	Immediate action has not been taken to eliminate an unsafe condition. (Namely: Window well grate not secured and not free from damage)	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
2	Property Standards	12 179776 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	1-Jun-12	30-SEP-15	28-Dec-15

No. of defects contained within the Order : **14**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Walls not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: damaged corner bead and plaster)	3rd Floor	Closed
2	Floor covering not kept free from stains. (Namely: carpet stain located near 405)	4th Floor	Closed
3	The floor surface cover and finish is not maintained. (namely: floor tile finish not free from defect)	Basement	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (namely: Cracked and damaged paint and plaster finish)	Basement	Closed
5	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of material located in electrical room)	Basement	Closed
6	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
7	Previously finished walls in the public area of the property is not maintained in good repair. (Namely: Paint and plaster finish not free from defect)	Basement	Closed
8	Condition of floor does not permit easy cleaning. (Namely: condition of floor tiles)	Basement	Closed
9	Exterior door not maintained in good repair. (Namely: Fire exit doors, finish not free from defect, doors fail to fit into frame)	Fire Escape	Closed
10	Exterior door has deteriorated/ineffective weather-proofing. (Namely: Weather seal no longer effective)	Fire Escape	Closed
11	Exterior door has defective hardware. (namely: Fire doors not self closing or self latching)	Fire Escape	Closed
12	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	Stairway	Closed
13	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Stairway	Closed
14	Previously finished surface in the public area of the property is not maintained in good repair. (Namely: Plaster finish on 4th fl stair guard not free from damage)	Stairway - 3rd Floor to 4th Floor - Centre	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.**