

MLS Building Audit Program - Details

Property Address : 1570 BATHURST ST

Legal Description: PLAN 875 BLK C PT LOT 23 24

Roll No. : 1914011060040000000

Building : 1570 BATHURST ST

Report Date : January 17, 2020

Building Audit Date : July 03, 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 205154 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Jul-12	10-JUN-14	100.00%
2	Property Standards	12 205159 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Jul-12	21-JAN-14	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	12 205159 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Jul-12	21-JAN-14	31-Dec-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The exterior walls and their components are not being maintained in good repair. Namely: Bricks are spalling on several bottom brick rows.	Exterior Brick Wall	Closed
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Fire Escape Stairs	Closed
3	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Fire Escape Stairs	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Main Entrance	Closed
5	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.	Main Entrance	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely: Main entrance doorway threshold is cracked damaged with exposed rebar.	Main Entrance	Closed
7	The exterior columns and their components are not being maintained in good repair. Namely: Bricks on half columns are spalling.	Main Entrance	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 205154 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	20-Jul-12	10-JUN-14	30-May-14

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	4th Floor	Closed
2	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
4	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
5	The electrical switches are not maintained in good working order. Namely: No cover on electrical switch	Basement	Closed
6	Lighting in a laundry room is provided at less than 200 lux.	Basement	Closed
7	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Fire Escape	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.	Fire Escape	Closed
9	Lighting in a service hallway is provided at less than 50 lux.	Hallway	Closed
10	Exterior door is not maintained in good repair.	Penthouse	Closed
11	The roof or one of its components is not weather tight. Namely: Shingles and Facia Boards on roof access are damaged.	Penthouse	Closed
12	The fire escape and/or the supporting structural member(s) is not maintained in good repair. Namely: the ladder handle is not secure.	Roof	Closed
13	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	West Stairway	Closed
15	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.	West Stairway	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.**