

MLS Building Audit Program - Details

Property Address : 169 JAMESON AVE

Legal Description: PLAN 370 PT LOT 3

Roll No. : 1904021270004000000

Building : **169 JAMESON AVE**

Report Date : January 18, 2019

Building Audit Date : January 25, 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 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	12 112429 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-12	03-JUL-12	100.00%
2	Property Standards	12 112981 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-12	03-JUL-12	100.00%
3	Property Standards	12 113068 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	31-Jan-12	19-JUL-12	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	12 113068 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	31-Jan-12	19-JUL-12	15-Jun-12

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 ceiling painted surface is not maintained in a state of good repair. Namely; some areas of paint require touch up	Garage	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely; a section of conduit is deteriorated.	Garage	Closed
3	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
4	The parking or storage garage walls painted surface is not maintained in a state of good repair. Namely; some areas of white and black paint require touch up.	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	12 112981 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-12	03-JUL-12	15-Jun-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling(s) constructed for the purpose of separation is not maintained in a good state of repair.	Boiler Room	Closed
2	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
3	Required guards do not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
4	The guards are not designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
5	Height of the guards for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
6	Height of the guards 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
7	Exit, public corridor or corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Stairway	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 112429 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	31-Jan-12	03-JUL-12	15-Jun-12

No. of defects contained within the Order : **16**

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 1,070 millimetres around landings.	East	Closed
2	Required guards do not prevent the passage of a sphere having a diameter more than 100 millimetres.	East	Closed
3	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.	East	Closed
4	The guards are designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	East	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	North	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	North	Closed
7	Required guards do not prevent the passage of a sphere having a diameter more than 100 millimetres.	North	Closed
8	Required guards do not prevent the passage of a sphere having a diameter more than 100 millimetres.	North	Closed
9	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.	North	Closed
10	The guards are designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North	Closed
11	The guards are designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	North	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.	North	Closed
13	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.		Closed
14	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.		Closed
15	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials.		Closed
16	Guard with a minimum height of 1,070 millimetres has not been provided at a vehicular ramp where the difference in level is more than 600 millimetres..		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.**