

MLS Building Audit Program - Details

Property Address : 169 ST GEORGE ST

Legal Description: PLAN M6 LOT 53 PT LOT 54

Roll No. : 1904052180005000000

Building : 169 ST GEORGE ST

Report Date : January 18, 2019

Building Audit Date : December 09, 2010

** 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	10 311905 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Dec-10	15-MAY-12	100.00%
2	Property Standards	10 311915 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	17-Dec-10	15-MAY-12	100.00%
5	Property Standards	10 313578 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Dec-10	06-JAN-14	100.00%
6	Property Standards	10 315671 PRS 00 IV	INTERIOR COMMON ELEMENTS - GARBAGE CHUTE SYSTEM	Closed	17-Dec-10	06-MAY-11	0.00%
7	Property Standards	10 317402 PRS 00 IV	EXTERIOR COMMON ELEMENTS - BALCONY GUARDS - DEFECTS	Closed	22-Dec-10	22-MAY-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
6	Property Standards	10 315671 PRS 00 IV	INTERIOR COMMON ELEMENTS - GARBAGE CHUTE SYSTEM	Closed	17-Dec-10	06-MAY-11	6-May-11

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Garbage chute system originally installed in the multiple-dwelling is not maintained operative.	Hall	Open

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
7	Property Standards	10 317402 PRS 00 IV	EXTERIOR COMMON ELEMENTS - BALCONY GUARDS - DEFECTS	Closed	22-Dec-10	22-MAY-12	27-Apr-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres. NAMELY: Balcony guards have an opening at bottom and at top rail that are more then 100 millimetres.	Balcony	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	10 311915 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	17-Dec-10	15-MAY-12	27-Apr-12

No. of defects contained within the Order : **10**

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. Namely: near sump pump.	Underground Parking Area	Closed
2	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks. Namely: near sump pump.	Underground Parking Area	Closed
4	The parking or storage garage walls painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
5	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.	Underground Parking Area	Closed
6	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.	Underground Parking Area	Closed
7	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.	Underground Parking Area	Closed
8	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.	Underground Parking Area	Closed
9	The parking or storage garage is not equipped with a mechanical ventilation system capable of providing a supply of fresh air at all times.	Underground Parking Area	Closed
10	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.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 311905 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Dec-10	15-MAY-12	27-Apr-12

No. of defects contained within the Order : **17**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guards: 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.	East Side of Property	Closed
2	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	East Side of Property	Closed
3	Exterior garbage containment area not screened.	East Side of Property	Substantially Co
4	The guards and/or other appurtenant attachments are not maintained in good repair. Namely: protective/decorative finish on guards for entranceways, garage ramps, etc. not maintained in good repair.	Exterior	Closed
5	The balcony and/or other appurtenant attachment is not maintained in good repair. Namely: guard glass panels defective.	Exterior Of Building	Closed
6	The retaining wall is not being maintained in good repair. Namely: exterior finish not maintained.	North Side of Property	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	North Side of Property	Closed
8	The retaining wall is not being maintained in good repair. Namely: exterior finish not maintained.	North Side of Property	Closed
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	North Side of Property	Closed
10	The protective/decorative finish on the exterior surfaces (wall) is not being maintained in good repair.	South Side of Building	Closed
11	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.	South Side of Property	Closed
12	The protective/decorative finish on the exterior surfacee (wall) is not being maintained in good repair.	West Side of Building	Substantially Co
13	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Property	Closed
14	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	West Side of Property	Closed
15	The stairs and/or other appurtenant attachments are not maintained in good repair.	West Side of Property	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	West Side of Property	Closed
17	Height of the guard for the entranceway is less than 1,070 millimetres around landing	West Side of Property	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	10 313578 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	17-Dec-10	06-JAN-14	31-Mar-14

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Lighting in a storage room is provided at less than 50 lux.	1st Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Paint peeling.	1st Floor	Closed
3	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
4	Previously finished surface in the public area of the property is not maintained in good repair. Ceiling plaster is damaged.	1st Floor	Closed
5	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Plaste mesh is not secure.	2nd Floor	Closed
6	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: cracked glass pane.	2nd Floor	Closed
7	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Steel plaster mesh is not secure.	3rd Floor	Closed
8	The electrical connections are not maintained in a safe and complete condition. Cables are not secure.	7th Floor	Closed
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	9th Floor	Closed
10	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	9th Floor	Closed
11	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	9th Floor	Closed
12	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	9th Floor	Closed
13	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	9th Floor	Closed
14	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	9th Floor	Closed
15	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	9th Floor	Closed
16	Guard with a minimum height of 1,070 millimetres has not been provided at a balcony where the difference in level is more than 600 millimetres..	9th Floor	Closed
17	Immediate action has not been taken to eliminate an unsafe condition. Storage of maerial above cages.	Basement	Closed
18	Interior door is not a good fit in its frame. Namely: Cage doors are not secure.	Basement	Closed
19	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
20	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
21	The electrical connections are not maintained in a safe and complete condition. Namely: Cables are not secure.	Boiler Room	Closed
22	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
23	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
24	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
25	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Electrical Room	Closed
26	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Electrical Room	Closed

27	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.	Elevator	Closed
28	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Elevator	Closed
29	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	Elevator	Closed
30	Adequate ventilation has not been provided.	Hall	Closed
31	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
32	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
33	Previously finished wall(s) in the public area of the property is not maintained in good repair. Paint peeling on wall.	Laundry Room	Closed
34	Communication system identifies the tenant by unit number.	Lobby	Closed
35	Emergency contact sign does not indicate current name, address and telephone number of the person responsible for the property and the name and telephone number of the authorized person to contact in case of an emergency on a 24 hour basis.	Lobby	Closed
36	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
37	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres. Namely: No Guard on roof top.	Roof	Closed
38	The electrical connections are not maintained in a safe and complete condition. Namely: wires are not secure.	Room	Closed
39	Previously finished wall(s) in the public area of the property is not maintained in good repair. Plaster is damaged.	Underground Parking Area	Closed
40	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	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.**