

**MLS Building Audit Program - Details**

**Property Address : 171 ST CLAIR AVE E**

Legal Description: PLAN 895 LOTS 300 & 301

Roll No. : 1904102240007000000

Building : **171 ST CLAIR AVE E**

**Report Date : January 18, 2019**

**Building Audit Date : March 26, 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 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	13 140835 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Apr-13	02-OCT-13	100.00%
2	Property Standards	13 140958 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Apr-13	02-OCT-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
2	Property Standards	13 140958 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Apr-13	02-OCT-13	2-Sep-15

No. of defects contained within the Order : **21**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; pointing where required.	Exterior	Closed
2	The exterior walls and their components are not being maintained in good repair. Namely; damaged retaining wall.	Exterior Of Building	Closed
3	The light fixture supporting artificial light is not kept in good repair and in good working order.	Exterior Of Building	Closed
4	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	Exterior Of Building	Closed
5	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; Damaged vent	Exterior Of Building	Closed
6	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; damaged window trim.	Exterior Of Building	Closed
7	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	Substantially Co
8	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Substantially Co
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	Substantially Co
10	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 Of Building	Closed
11	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.	Exterior Of Building	Closed
12	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
13	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..	Exterior Of Building	Closed
14	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. Namely; damaged screens throughout where required.	Exterior Of Building	Closed
15	The roof or one of its components is not weather tight. Namely; damaged soffit	Exterior Of Building	Closed
16	Exterior steps, not maintained.	Exterior Of Building	Substantially Co
17	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
18	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely; clear floor area	Garage Area	Substantially Co
19	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage Area	Closed
20	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

21	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
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 140835 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	5-Apr-13	02-OCT-13	2-Sep-15

No. of defects contained within the Order : **23**

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.	Lobby	Closed
2	The electrical fixtures are not maintained in good working order, namely missing lens covers.	Throughout Building	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely baseboards, mats and rippled carpeting.	Throughout Building	Substantially Co
4	Exterior window(s) with broken/cracked glass.		Closed
5	Garbage chute system originally installed in the multiple-dwelling is not maintained operative, namely no retractors or dampers.		Closed
6	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Substantially Co
7	Floor and/or floor covering not kept in a clean and sanitary condition, namely carpet.		Substantially Co
8	Floor and/or floor covering not kept in a clean and sanitary condition, namely clean behind laundry machines.		Closed
9	Previously finished surface(s) in the public area of the property is not maintained in good repair, namely window frames.		Closed
10	Previously finished surface(s) in the public area of the property is not maintained in good repair.		Closed
11	Elevator part(s) and appendages are not maintained in good repair and operational, namely open doors at switches.		Closed
12	The electrical receptacle are not maintained in good working order, namely missing cover plate.		Closed
13	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged weather stripping and finish.		Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.		Closed
15	The ventilation system or unit is not regularly cleaned.		Closed
16	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level.		Closed
17	Lighting in a storage room is provided at less than 50 lux.		Closed
18	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.		Closed
19	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 with no openings greater than 100 millimetres and no climbable members from 140 to 900 millimetres.		Closed
20	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
21	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.		Closed
22	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Substantially Co
23	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

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**