

**MLS Building Audit Program - Details**

**Property Address : 177 JAMESON AVE**

Legal Description: PLAN 370 PT LOT 3 C BF PT LOT 32

Roll No. : 1904021270005000000

Building : **177 JAMESON AVE**

**Report Date : January 18, 2019**

**Building Audit Date : December 14, 2011**

**\*\* 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	11 326964 PRS 00 IV	REPORT ORDERS - Window Air-Conditioners	Closed	23-Dec-11	01-JUN-12	0.00%
3	Property Standards	11 327102 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Dec-11	01-JUN-12	100.00%
4	Property Standards	11 327316 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Dec-11	01-JUN-12	100.00%
5	Property Standards	11 327689 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Dec-11	01-JUN-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
4	Property Standards	11 327316 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Dec-11	01-JUN-12	31-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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
2	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
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.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	11 327102 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Dec-11	01-JUN-12	31-May-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior Of Building	Closed
2	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	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.	Exterior Of Building	Closed
4	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	Closed
5	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Exterior Of Building	Closed
6	Intermediate handrails not provided between landings or greater then 1650mm apart	West Side of Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
5	Property Standards	11 327689 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Dec-11	01-JUN-12	31-May-12

No. of defects contained within the Order : **18**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	1st Floor	Closed
2	Lighting in a service room is provided at less than 200 lux.	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	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	1st Floor	Closed
7	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	5th Floor	Closed
8	Exterior door has deteriorated/ineffective weather-proofing.	Boiler Room	Closed
9	Exterior door has deteriorated/ineffective weather-proofing.	North	Closed
10	Exterior door has deteriorated/ineffective weather-proofing.	South	Closed
11	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.	Stairway	Closed
12	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.	Stairway	Closed
13	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.	Stairway	Closed
14	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
16	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.	Stairway	Closed
17	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
18	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Storage Room	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.**