

MLS Building Audit Program - Details

Property Address : 19 LASCELLES BLVD

Legal Description: PLAN 288 PT LOT 12 RP 63R4248 PARTS 2 7 TO 13 25 TO 28

Roll No. : 1904111410033000000

Building : **19 LASCELLES BLVD**

Report Date : **January 17, 2020**

Building Audit Date : **August 31, 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 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	11 279724 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-11	24-FEB-12	100.00%
2	Property Standards	11 279730 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-11	28-DEC-11	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
1	Property Standards	11 279724 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-11	24-FEB-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	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
2	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
3	The guard is designed that a member, attachment or opening located between 140 millimeters and 900 millimeters above the level being protected facilitates climbing.	Stairway	Closed
4	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosing's.	Stairway	Closed
5	A window in a stairway that extends to less than 1,070 millimeters above the landing is protected by a guard that is less than 1,070 millimeters high measured to the top of the guard from the surface of the landing.	Stairway	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	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 level. (Namely: All lighting located throughout all common corridors including basement)	Throughout Building	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	11 279730 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	27-Sep-11	28-DEC-11	29-Dec-11

No. of defects contained within the Order : **20**

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 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	East Side of Building	Closed
2	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimeters and 900 millimeters above the level protected by the guard which facilitate climbing.	East Side of Building	Closed
3	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	East Side of Building	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	East Side of Building	Closed
5	Guard with a minimum height of 1,070 millimeters has not been provided at a raised floor where the difference in level is more than 600 millimeters.	Front Yard	Closed
6	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	Front Yard	Closed
7	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Front Yard	Closed
8	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	Front Yard	Closed
9	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimeters.	Front Yard	Closed
10	Exit facility does not have a wall or a well-secured guard on each side. (Specifically: Garage exit stairway opening unprotected by required guards)	Front Yard	Closed
11	The guard is designed that a member, attachment or opening located between 140 millimeters and 900 millimeters above the level being protected facilitates climbing.	Front Yard	Closed
12	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimeters	Front Yard	Closed
13	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosing's.	North Side of Building	Closed
14	Height of the guard for the exit stairs is less than 1,070 millimeters around landings.	North Side of Building	Closed
15	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimeters (Namely: Existing guard located throughout entranceway area)	North Side of Building	Closed
16	Guard with a minimum height of 1,070 millimeters has not been provided at a raised floor where the difference in level is more than 600 millimeters. (Namely: Elevated area surrounding store entrance)	North Side of Building	Closed
17	The location and size of openings present a hazard as they are designed with members or attachments between 140 millimeters and 900 millimeters above the level protected by the guard which facilitate climbing.	West Side of Building	Closed
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	West Side of Building	Closed
19	Height of the guard for the exit stairs are less than 1,070 millimeters around landings.	West Side of Building	Closed
20	Height of the guard for the exit stairs are less than 920 millimeters measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosings.	West Side of Building	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.**