

MLS Building Audit Program - Details

Property Address : 200 BALLIOL ST

Legal Description: PLAN 799 LOTS 29 TO 34 PLAN 356 PT LOTS 1 & 2

Roll No. : 1904103080072000000

Building : **200 BALLIOL ST**

Report Date : January 17, 2020

Building Audit Date : January 07, 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 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	13 102375 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jan-13	17-JUL-13	100.00%
2	Property Standards	13 102531 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jan-13	17-JUL-13	100.00%
3	Property Standards	13 102532 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jan-13	17-JUL-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
3	Property Standards	13 102532 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	18-Jan-13	17-JUL-13	28-Mar-14

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

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.	Underground Parking Area	Closed
2	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires.	Underground Parking Area	Substantially Co
3	The electrical connections are not maintained in a safe and complete condition. Namely; cover plate missing	Underground Parking Area	Substantially Co
4	The property is not maintained and/or kept clean in accordance with the standards.	Underground Parking Area	Closed
5	The plumbing system is not kept in good working order. Namely; damaged drain cover.	Underground Parking Area	Closed
6	The sign(s) is not being maintained in a good state of repair.	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 where required.	Underground Parking Area	Closed
8	The mechanical ventilation system in the parking or storage garage is not on at all times or otherwise controlled automatically by a carbon monoxide detection system that is located so as to provide full protection.	Underground Parking Area	Closed
9	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Substantially Co
10	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
11	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
12	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Underground Parking Area	Closed
13	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
14	The parking or storage garage ceiling are not painted white.	Underground Parking Area	Substantially Co
15	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Substantially Co
16	Lighting in a service room is provided at less than 200 lux.	Underground Parking Area	Closed
17	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
18	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	13 102531 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jan-13	17-JUL-13	31-Jul-14

No. of defects contained within the Order : **19**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The (verandah, porch, deck, loading dock, ramp, balcony, fire escape or other similar structure, and/or other appurtenant attachment) and/or the supporting structural member is not maintained in good repair where required.	Balcony	Closed
2	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..	Balcony	Closed
3	The balcony, and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition. Namely; remove all the debri including loose litter.	Balcony	Closed
4	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
5	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
6	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	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rushed railings.	Exterior	Closed
8	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior	Closed
9	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	Closed
10	Exterior steps, not maintained.	Exterior	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.	Exterior Of Building	Closed
12	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; finish on underside .	Exterior Of Building	Closed
13	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rushed railings.	Exterior Of Building	Closed
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
15	The exterior walls and their components are not being maintained in good repair.	Exterior Of Building	Substantially Co
16	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
17	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
18	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.		Closed
19	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	13 102375 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	18-Jan-13	17-JUL-13	20-Oct-14

No. of defects contained within the Order : **45**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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.	1st Floor	Closed
2	Interior lighting fixtures or lamps are not maintained, namely non-functioning light fixture.	7th Floor	Closed
3	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	8th Floor	Closed
4	Interior lighting fixtures or lamps are not maintained operative.	17th Floor	Closed
5	Interior lighting fixtures or lamps are not maintained, namely missing lens cover.	19th Floor	Closed
6	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, namely missing and/or damaged moulding.	19th Floor	Closed
7	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair, namely damaged and/or deteriorated stair tread.	Basement	Closed
8	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
9	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
10	Interior lighting fixtures or lamps are not maintained, namely missing cover.	Basement	Closed
11	Ceiling concrete not maintained free of holes, cracks, damaged and deteriorated materials, and is not impervious to water.	Basement	Closed
12	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely damaged door.	Basement	Closed
13	The plumbing system is not kept free from leaks or defects, namely unacceptable sump pump cover.	Basement	Closed
14	The plumbing system is not kept free from leaks or defects.	Basement	Substantially Co
15	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
16	Previously finished surface(s) have marks, stains, graffiti, smoke damage, painted slogans and/or other defacements.	Basement	Closed
17	Extension cords or other extensions are used as a permanent wiring system.	Basement	Closed
18	The plumbing system is not kept free from leaks or defects, namely unsecured clean-out access.	Garbage Room	Closed
19	The property is not maintained and/or kept clean in accordance with the standards, namely dust and debris adjacent and behind appliances,.	Laundry Room	Closed
20	Extension cords or other extensions are used as a permanent wiring system.	Office	Closed
21	Door hardware/devices are not maintained in good repair, to include door not being good fit in frame.	Roof Of Building	Closed
22	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres, at stairs and landings.	Throughout Building	Closed
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 at landings and stairs.	Throughout Building	Closed
24	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.	Throughout Building	Closed
25	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
26	A window in a corridor that extends to less than 1,070 millimetres above the floor is not protected by a guard that is 1070 millimetres high measured to the top of the guard from the surface of the floor.	Throughout Building	Closed

27	Interior lighting fixtures or lamps are not maintained, namely non-functioning light fixtures.	Throughout Building	Closed
28	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.	Throughout Building	Closed
29	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Substantially Co
30	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Substantially Co
31	The electrical fixtures are not maintained in a safe and complete condition, namely missing and/or damaged cover plates.	Throughout Building	Substantially Co
32	The electrical connections are not maintained in a safe and complete condition, namely exposed wires.	Throughout Building	Closed
33	The electrical connections are not maintained in a safe and complete condition, namely loose and unsecured wires.	Throughout Building	Substantially Co
34	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
35	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely floor mats and foot ware storage.	Throughout Building	Closed
36	The property is not maintained and/or kept clean in accordance with the standards, namely excessive storage, to include on top of lockers.	Throughout Building	Substantially Co
37	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
38	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include deteriorated finish.	Throughout Building	Closed
39	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
40	The plumbing system is not kept free from leaks or defects, namely missing knob at faucet.	Washroom	Closed
41	The ventilation system or unit is not regularly cleaned.	Washroom	Closed
42	The electrical fixtures are not maintained in a safe and complete condition, namely missing cover plate.		Closed
43	Extension cords or other extensions are used as a permanent wiring system.		Closed
44	Concrete at ceiling is not maintained free of holes, cracks, damaged and deteriorated materials and is not impervious to water.		Closed
45	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling tile.		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.**