

MLS Building Audit Program - Details

Property Address : 220 OAK ST

Legal Description: PLAN D93 LOTS 3 4 5 6 14- 26 18-26 32-35

Roll No. : 1904072240056000000

Building : 220 OAK ST

Report Date : January 18, 2019

Building Audit Date : April 19, 2012

**** 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	12 157600 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-12	24-AUG-12	100.00%
2	Property Standards	12 158898 PRS 00 IV		Closed	26-Apr-12	24-AUG-12	100.00%
3	Property Standards	12 160311 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Apr-12	24-AUG-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
3	Property Standards	12 160311 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Apr-12	24-AUG-12	28-Jul-16

No. of defects contained within the Order : **2**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Closed
2	The electrical connections are not maintained in a safe and complete condition, namely: Missing cover plates	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	12 157600 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Apr-12	24-AUG-12	8-Jun-16

No. of defects contained within the Order : **7**

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

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.	Exit	Closed
2	The grass is not being maintained in a living condition.	Exterior	Closed
3	The balcony and/or the supporting structural member(s) is not maintained in a clean and/or sanitary condition, namely : Excessive storage including over hanging bicycles	Exterior Of Building	Closed
4	Immediate action has not been taken to eliminate an unsafe condition. Where window air-conditioner's 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 acceptable to ensure that the installation of the air-conditioner is 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.	Exterior Of Building	Closed
5	The balcony and/or the supporting structural member(s) is not being maintained free from defects and/or hazards, namely : Pigeon screens and similar enclosures	Exterior Of Building	Closed
6	Immediate action has not been taken to eliminate an unsafe condition..Namely; the structural integrity of the attachment of all satellite dishes affixed to the building, or the building components. A report is required to be submitted to the Officer for evaluation and approval by a professional or other certified person confirming that Satellite Dishes have been installed safely in an acceptable manner, the report must address any remedial action that must be taken in order to maintain the structural integrity of the attachment and that attachment of all satellite dishes affixed to the building are done in a safe and secure manner.	Exterior Of Building	Closed
7	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.	Exterior Of 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	12 158898 PRS 00 IV		Closed	26-Apr-12	24-AUG-12	21-Nov-16

No. of defects contained within the Order : **37**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Ground floor. Paint peeling on wall near emergency exit.	1st Floor	Closed
2	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely: 2nd floor Garbage Room. Fire damper is missing.	2nd Floor	Closed
3	The electrical fixtures are not maintained in a safe and complete condition. Namely: 4th floor. Missing light bulb in garbage room.	4th Floor	Closed
4	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Restore apartment door finish at unit 1112.	11th Floor	Closed
5	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair. Namely: Unit 1418, replace cracked apartment door.	14th Floor	Closed
6	The electrical fixtures are not maintained in a safe and complete condition. Namely: 14th floor. Exit sign fixture to be secured to ceiling.	14th Floor	Closed
7	The stair, landing and every appurtenance, surface cover and finish is not maintained. Namely: North stairway. 19th floor. Under stairs. Corroded metal surface supporting stairs.	19th Floor	Closed
8	Previously finished surface(s) where marks, stains, graffiti, and/or other defacements have been removed have not been refinished. Namely: Unit 2505. Apartment door needs refinishing.	25th Floor	Closed
9	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Replace all water stained and damaged ceiling tiles throughout the building.	28th Floor	Closed
10	Lighting in a service room is provided at less than 200 lux. Namely: Basement Level. Electrical, Mechanical, Generator and sump pump service rooms. Lighting at floor level is below 200 Lux.	Basement	Closed
11	The floor drain is not maintained in good repair. Namely: Locker room 8. Floor drain cover is missing.	Basement	Closed
12	Previously finished wall(s)and floor(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Basement hallway B1 and B2. Deteriorated paint finish on the floors and walls. Repainting is required.	Basement	Substantially Co
13	The plumbing system is not kept free from leaks or defects. Basement Locker room. Repair active plumbing leak in locker room 10.	Basement	Closed
14	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Boiler Room. Provide a grill or cover plate over exposed hole/insulation in the ceiling.	Boiler Room	Closed
15	The plumbing system is not kept free from leaks or defects. Namely: Boiler room. Defective plumbing pipe. Water leaking into floor drain.	Boiler Room	Closed
16	The electrical connections are not maintained in a safe and complete condition. Namely: Boiler room storage room. Secure hanging or loose electrical cable and wires.	Boiler Room	Closed
17	Elevator(s) is not certified in good working order. Namely: Provide an up to date report from a certified elevator contractor on the condition/workings of the elevators.	Elevator	Closed
18	The electrical fixtures are not maintained in a safe and complete condition. Namely: 17th floor garbage room. Missing electrical cover plate on wall. Also secure cover plate on 11th floor garbage room.	Garbage Room	Closed
19	Adequate ventilation has not been provided. Namely: 11th to 2nd flr. Hallway. Adequate ventilation has not been provided. Repairs are required	Hall	Closed
20	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Storage room inside laundry room. Deteriorated plaster and holes in wall to be repaired.	Laundry Room	Closed
21	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
22	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
23	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

24	The electrical connections are not maintained in a safe and complete condition. Namely: B2 Locker Room. Hanging electrical fixture. To be secured to ceiling.	Locker Room	Closed
25	The electrical fixtures are not maintained in a safe and complete condition. Namely: Elevator Room. Replace missing lens cover and cover plate on the ceiling.	Roof Of Building	Closed
26	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres. Namely: Roof of building. Stair guard providing access to elevator room.	Roof Of Building	Closed
27	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. Namely: Stairway guards for stairs to elevator room.	Roof Of Building	Closed
28	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely: Elevator Room. Remove debris (wood, boxes and rags) and discarded mechanical parts from the floor.	Roof Of Building	Substantially Co
29	Height of the guard for the exit stairs are less than 1,070 millimetres around landings. Namely: Landing guard providing access to elevator room. Height of guard is below the required 1070 mm.	Roof Of Building and Interior Landing guards on the Top Floor	Closed
30	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. Namely: Stairway guards are below the required 920 mm. Repairs are required.	Stairway	Closed
31	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely: North side stairway between 14th to 15th floor. Baseboard need to be securely installed.	Stairway	Closed
32	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Stairway near 216. Wall markings to be painted over yellow.	Stairway	Closed
33	Required handrails on stairs or ramps are less than 865mm or more than 965mm high. Handrails in the stairways.	Stairway	Closed
34	Exterior window(s) with broken/cracked glass. Namely: East stairway window between 26th and 27th floors. Window is cracked and broken.	Stairway	Closed
35	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: North stairway. Near the 21st and 22nd floor. Deteriorated paint finish on the floor and stairs.	Stairway	Closed
36	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Garbage chute Rooms. Repair/replace all broken and missing wall tiles throughout the buildings garbage chute rooms.	Throughout Building	Closed
37	Recreation or other ancillary room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely: Swimming Pool Area. Repair peeling paint on wall. Clean and finish the floor. Repair peeling paint on ceiling in change room.		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.**