

MLS Building Audit Program - Details

Property Address : 222 WELLESLEY ST E

Legal Description: PLAN D172 LOT 22 PT LOT 23

Roll No. : 1904074430030000000

Building : **222 WELLESLEY ST E**

Report Date : January 17, 2020

Building Audit Date : July 17, 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 208492 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Jul-13	22-MAY-14	100.00%
2	Property Standards	13 209278 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Jul-13	22-JAN-14	100.00%
3	Property Standards	13 206920 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Aug-13	22-JAN-14	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 209278 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	26-Jul-13	22-JAN-14	23-Jan-14

No. of defects contained within the Order : **16**

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, to include stored materials.	Garage	Closed
2	The parking or storage garage walls, ceiling and columns painted surface is not maintained in a state of good repair, namely paint walls, ceilings and columns white and painted black 60 centimetres from floor level where required.	Garage	Closed
3	The walls and ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks, namely remove loose concrete and repair where required to include exposed rebar.	Garage	Closed
4	The walls and ceiling in the parking or storage garage are not maintained free of holes, breaks or cracks.	Garage	Closed
5	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.	Garage	Substantially Co
6	The electrical connections are not maintained in good working order, namely wires connected to sprinkler system, loose, exposed and abandoned wires.	Garage	Closed
7	The electrical receptacle are not maintained in good working order, namely missing cover plates.	Garage	Substantially Co
8	The electrical fixtures are not maintained in good working order, namely emergency lighting is not hard wired.	Garage	Closed
9	Lighting in a garage is provided at less than 50 lux.	Garage	Substantially Co
10	Lighting in a service room is provided at less than 200 lux.		Closed
11	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.		Closed
12	The walls in the parking or storage garage are not impervious to water.		Closed
13	The parking or storage garage is used to keep machinery, boats, vehicles, trailers and/or parts of them that are in a wrecked, discarded, dismantled, inoperative or abandoned condition, namely derelict vehicle		Closed
14	The parking or storage garage ceiling painted surface is not maintained in a state of good repair, namely remove peeling paint and refinish.		Closed
15	Exterior door is not maintained in good repair, namely damaged door frame.		Closed
16	The ceilings in the parking or storage garage are not impervious to water.		Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 206920 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	9-Aug-13	22-JAN-14	23-Jan-14

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The ventilation system or unit is not regularly cleaned.	Boiler Room	Closed
2	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely exposed re-bar.	Boiler Room	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely floor drain.	Boiler Room	Closed
4	The electrical connections are not maintained in a safe and complete condition.	Compactor Room	Closed
5	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
6	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Roof Of Building	Closed
7	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.	Roof Of Building	Closed
8	Lighting in a storage room is provided at less than 50 lux.	Storage Room	Closed
9	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Storage Room	Closed
10	Corridor serving patients or residents is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Throughout Building	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.	Throughout Building	Closed
12	The ventilation system or unit is not regularly cleaned.	Throughout Building	Substantially Co
13	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
14	Laundry room and the facilities, amenities and associated equipment is not maintained in a clean condition. Namely clean behind machines.	Throughout Building	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
16	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
17	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.	Throughout Building	Closed
18	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Throughout Building	Closed
19	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition.	Throughout Building	Closed
20	Floor and/or floor covering not kept free from holes, stains, rubbish and debris.	Throughout Building	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 208492 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	26-Jul-13	22-MAY-14	30-Jul-14

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	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 missing and damaged screens.	Building	Closed
2	Driveway(s) and/or similar areas not maintained, namely damaged curbs.	Exterior	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior Of Building	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.		Substantially Co
5	The balcony slab and/or the supporting structural member is not maintained in good repair.		Substantially Co
6	The exterior walls and their components are not being maintained in good repair, namely bricks at ramp.		Closed
7	Exterior garbage containment area not screened.		Closed
8	The retaining wall is not being maintained free from hazards.		Substantially Co
9	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres		Closed
10	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
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, namely opening of chain link greater than 38 millimetres.		Closed
12	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
13	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Closed
14	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.		Substantially Co
15	Immediate action has not been taken to eliminate an unsafe condition. Where the installation of window air-conditioners prevent 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.		Closed
16	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.		Closed
17	The electrical connections are not maintained in good working order.		Closed
18	The electrical connections are not maintained in good working order, namely loose wires.		Closed
19	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times, namely damaged grills.		Closed
20	Aerial, satellite dish, or other similar structure and/or its supporting member is not maintained in good repair, namely lattice and structures.		Closed

21	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.		Closed
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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.