

MLS Building Audit Program - Details

Property Address : 23 LASCELLES BLVD

Legal Description: PLAN 288 PT LOT 12 PLAN 63R-4248 PART 3 14 TO 24 31 & 3;

Roll No. : 1904111410035000000

Building : **23 LASCELLES BLVD**

Report Date : **January 17, 2020**

Building Audit Date : **March 02, 2010**

**** 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	10 125565 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-10	31-MAR-11	100.00%
2	Property Standards	10 128099 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Mar-10	15-JUN-10	100.00%
3	Property Standards	10 128161 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-10	15-NOV-10	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	10 128099 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	15-Mar-10	15-JUN-10	31-Dec-10

No. of defects contained within the Order : **3**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage is used to keep vehicles that are in a inoperative or abandoned condition.	Garage	Closed
2	Lighting in a garage is provided at less than 50 lux.	Garage	Closed
3	The electrical connections are not maintained in good working order. Namely; junction box no cover.	Garage	Closed

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	10 128161 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-10	15-NOV-10	15-Jun-10

No. of defects contained within the Order : **9**

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 1,070 millimetres around landings.	Exterior	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
3	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	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	The retaining wall is not being maintained in good repair.	Exterior	Closed
7	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	Closed
8	Exit facility does not have a wall or a well-secured guard on each side. Namely; landing guard is not continuous to the building wall.	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	10 125565 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	15-Mar-10	31-MAR-11	19-Jul-11

No. of defects contained within the Order : **40**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior door not maintained in good repair. Namely; finish scratched.	2nd Floor	Closed
2	Interior door not maintained in good repair.	5th Floor	Closed
3	Ceiling not maintained clean. Namely; Stain on ceiling tile.	8th Floor	Closed
4	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; door mats	17th Floor	Closed
5	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
6	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Basement	Closed
7	The electrical connections are not maintained in good working order. Namely; junction box - no cover.	Basement	Closed
8	Walls have have graffiti.	Basement	Closed
9	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
10	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Basement	Closed
11	Lighting in a storage room is provided at less than 50 lux.	Basement	Closed
12	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Basement	Closed
13	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Boiler Room	Closed
14	The electrical connections are not maintained in good working order. Namely; Junction box - no cover	Boiler Room	Closed
15	Lighting in a service room is provided at less than 200 lux.	Boiler Room	Closed
16	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Boiler Room	Closed
17	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.	Hall	Closed
18	Corridors are not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	Hall	Closed
19	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
20	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely; sink area missing section of 1/4 round tile edge.	Laundry Room	Closed
21	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.	Lobby	Closed
22	Guard with a minimum height of 1,070 millimetres has not been provided at a mezzanine where the difference in level is more than 600 millimetres..	Lobby	Closed
23	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Lobby	Closed
24	Lighting in a service room is provided at less than 200 lux. (16 lux measured)	Roof Of Building	Closed
25	Exterior door not maintained in good repair. namely paint defective.	Roof Of Building	Closed
26	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed

27	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
28	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairway	Closed
29	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed
30	The guard is designed that a member, attachment or opening located between 140 millimetres and 900 millimetres above the level being protected facilitates climbing.	Stairway	Closed
31	A window in a stairway that extends to less than 1,070 millimetres above the landing is not protected by a guard that is 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
32	The floor and every appurtenance, surface cover and finish is not maintained. Namely: stains and worn paint finish.	Stairway	Closed
33	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
34	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.		Closed
35	Lighting in a service room is provided at less than 200 lux.		Closed
36	Lighting in a service hallway is provided at less than 50 lux.		Closed
37	Elevator machine room is not equipped to provide illumination to an average level of not less than 100 lux at floor level. (27 lux measured)		Closed
38	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. Namely, fire separation not gas tight.		Closed
39	The ventilation system or unit is not regularly cleaned. Namely; ventilation cover plate.		Closed
40	Garbage chute system door does not close shut.		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.**