

MLS Building Audit Program - Details

Property Address : 24 SHALLMAR BLVD

Legal Description: PLAN 1850 LOTS 192 TO 195

Roll No. : 1904113130001000000

Building : **24 SHALLMAR BLVD**

Report Date : January 18, 2019

Building Audit Date : April 26, 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 162201 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	03-DEC-12	100.00%
2	Property Standards	12 163176 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	03-DEC-12	100.00%
3	Property Standards	12 163179 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-May-12	04-SEP-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 163179 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-May-12	04-SEP-12	31-Aug-12

No. of defects contained within the Order : **6**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Alert signs are not prominently displayed on columns or walls 2.1 metres above the floor, measured from the top of the sign to the floor, so that there is 1 alert sign for every 25 parking stalls in the parking or storage garage, with the alert signs being evenly distributed in the parking or storage garage, but located no more than 30 metres apart.	Underground Parking Area	Closed
2	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level.	Underground Parking Area	Closed
3	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black.	Underground Parking Area	Closed
4	Location of pedestrian exit door within the parking or storage garage is not clearly indicated. Namely: Pedestrian doors to the interior of the building should not be painted green.	Underground Parking Area	Closed
5	Large safe-exit arrows are not displayed on safe-exit doors 1.5 metres above the floor, measured from the center of the arrow to the floor, with the arrow pointing down.	Underground Parking Area	Closed
6	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.	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 162201 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	03-DEC-12	12-Nov-12

No. of defects contained within the Order : **15**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The driveway at south side of building has cracked concrete.	Driveway	Closed
2	South exit canopy has paint peeling from wood surface.	Exterior Of Building	Closed
3	The south entrance stairs and landing have cracked and broken concrete.	Exterior Of Building	Closed
4	The west entrance porch has broken bricks, broken parging and broken concrete.	Exterior Of Building	Closed
5	The lower level of the east wall of building has 4 holes where vent covers were removed.	Exterior Of Building	Closed
6	The north west wall of building has spalling bricks near the balcony drain.	Exterior Of Building	Closed
7	Section of wall under west entrance door has a hole.	Exterior Of Building	Closed
8	Numerous window sills have broken bricks	Exterior Of Building	Closed
9	Numerous exterior windows are stained.	Exterior Of Building	Closed
10	The small section of eavestrough for balcony drain at north east side of wall is bent and loose.	Exterior Of Building	Closed
11	A small section of eavestrough for the balcony drain on north west side of building is bent and loose.	Exterior Of Building	Closed
12	Height of the guard for exit ramp is less than 1,070 millimetres.	Exterior Of Building	Closed
13	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
14	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Exterior Of Building	Closed
15	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	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 163176 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	03-DEC-12	12-Nov-12

No. of defects contained within the Order : **28**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair. Namely: No cover on stair baluster post.	3rd Floor	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials. Namely: Wall plaster is damaged.	3rd Floor	Closed
3	Interior lighting fixtures or lamps are not maintained.	4th Floor	Closed
4	Handrails on one side of stair or ramp less than 1,100mm in width not provided	Basement	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	Lighting in a service room is provided at less than 200 lux.	Basement	Closed
7	The trapped floor drain is not screened with a metal grill or other suitable material so as to effectively exclude rodents.	Basement	Closed
8	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance. Namely: Paint on elevator door frame is chipped.	Elevator	Closed
9	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Room	Closed
10	Interior lighting fixtures or lamps are not maintained.	Hall	Closed
11	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Hall	Closed
12	Interior door is not a good fit in its frame. Namely: Hall doors not closing in frame.	Hall	Closed
13	Lighting in a service hallway is provided at less than 50 lux.	Hall	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Hall	Closed
15	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Lobby	Closed
16	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
17	The emergency contact sign is not in lettering of not less than 12.7 millimetres in height.	Lobby	Closed
18	An emergency contact sign is not posted and maintained in a prominent place in the front lobby or entrance to the building.	Lobby	Closed
19	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
20	The (stairs, treads, risers, guards, handrails, and/or other appurtenant attachments) and/or their supporting structural members are not maintained in good repair. Namely: Stair risers are rusted, paint is chipped cracked and peeling.	Stairway	Closed
21	Lighting in a service stairway is provided at less than 50 lux.	Stairway	Closed
22	Required handrails on stairs or ramps are less than 865mm or more than 965mm high	Stairway	Closed
23	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
24	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
25	Guard has openings of a size that does not prevent the passage of a sphere having a diameter more than 100 millimetres	Stairway	Closed
26	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairway	Closed

27	A window in a stairway that extends to less than 1,070 millimetres above the landing is protected by a guard that is less than 1,070 millimetres high measured to the top of the guard from the surface of the landing.	Stairway	Closed
28	Floor and/or floor covering not kept free from holes.	West Exit	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.**