

MLS Building Audit Program - Details

Property Address : 2515 BATHURST ST

Legal Description: PLAN 734 RGE 5 PT LOT 1 TO 3

Roll No. : 1904113570001000000

Building : **2515 BATHURST ST**

Report Date : January 11, 2019

Building Audit Date : April 10, 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 11, 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 155200 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-May-12	04-SEP-12	100.00%
2	Property Standards	12 155205 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	02-MAY-13	100.00%
3	Property Standards	12 155207 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-May-12	16-JUL-14	100.00%
4	Property Standards	12 166131 PRS 00 IV	REPORT ORDERS	Closed	7-May-12	02-MAY-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
4	Property Standards	12 166131 PRS 00 IV	REPORT ORDERS	Closed	7-May-12	02-MAY-13	31-May-13

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Where a window air-conditioner's installation prevents a safety device from being installed it must be examined by a professional engineer or other certified person to ensure that the installation of the air-conditioner is done safe and securely; that there are no openings greater than one hundred (100) millimeters 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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
1	Property Standards	12 155200 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	4-May-12	04-SEP-12	10-Jul-12

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Guard with a minimum height of 1,070 millimeters has not been provided at a mezzanine where the difference in level is more than 600 millimeters.	East Side of Building	Closed
2	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	East Side of Building	Closed
3	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 Of Garage	Closed
4	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior Of Garage	Closed
5	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 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	12 155207 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	7-May-12	16-JUL-14	14-Mar-14

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Underground Parking Area	Closed
2	Lighting in a garage is provided at less than 50 lux.	Underground Parking Area	Closed
3	The parking or storage garage ceiling painted surface is not maintained in a state of good repair.	Underground Parking Area	Substantially Co
4	The parking or storage garage is used to keep junk or rubbish. (namely: improper storage and retention of materials located throughout garage)	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	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
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. (Note: The green shall be coloured green to match the colour indicated by number 14193 in Federal Standard 595B COLORS, dated July 1994, 7690-01-162-2210 Fan Deck.)	Underground Parking Area	Substantially Co
8	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
9	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

No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
2	Property Standards	12 155205 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	7-May-12	02-MAY-13	14-Mar-14

No. of defects contained within the Order : **22**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Ceiling not maintained free of holes.	7th Floor	Closed
2	Previously finished wall(s) in the public area of the property is not maintained in good repair.	7th Floor	Closed
3	Previously finished wall(s) in the public area of the property is not maintained in good repair.	8th Floor	Closed
4	Electrical equipment room is not equipped to provide illumination to an average level of not less than 50 lux at floor or tread level.	9th Floor	Closed
5	The electrical fixtures are not maintained in a safe and complete condition. (Namely: Face plate missing)	Boiler Room	Closed
6	Public corridor is not equipped to provide illumination to an average level of not less than 50 lux at floor level.	Corridor	Closed
7	The ventilation system or unit is not regularly cleaned. (Namely: Vent covers located throughout building corridors, chute rooms and mechanical/electrical rooms require cleaning)	Corridors	Closed
8	Previously finished walls in the public area of the property are not maintained in good repair. (Namely: Wall plaster displaying pop defect throughout floors 6 to 3)	Corridors	Closed
9	The electrical connections are not maintained in a safe and complete condition. (Namely: Junction cover missing)	Electrical Room	Closed
10	The property has not been repaired in accordance with the standards. (Namely: Garbage chute access hatches missing dampers in addition to various access hatches failing to self close. (Repair as required))	Garbage Chute Rooms	Closed
11	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Garbage Chute Rooms	Closed
12	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials. (Namely: Ceiling perforation)	Locker Room	Closed
13	The electrical connections are not maintained in a safe and complete condition.	Locker Room	Closed
14	The lighting fixture is not protected from damage by the provision of wired glass or other suitable means of protection.	Locker Rooms	Closed
15	Ceiling not maintained free of holes. (Namely: Ceiling perforations located within old chute rooms)	Staff Storage/Old Garbage Chute Room	Closed
16	The property is not maintained clean in accordance with the standards. (Namely: Improper storage and retention of materials located within old chute rooms - clean, clear and organize)	Staff Storage/Old Garbage Chute Room	Closed
17	Exit corridor is not equipped to provide illumination to an average level of not less than 50 lux at all points such as angles and intersections at changes of level where there are stairs.	Stairways	Closed
18	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Stairways	Closed
19	Interior doors and hardware not maintained in good repair. (Namely: Stairway doors not self closing and/or latching as intended in design and function)	Stairways	Closed
20	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.	Stairways	Closed
21	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.	Stairways	Closed
22	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Stairways	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.**