

MLS Building Audit Program - Details

Property Address : 263 RUSSELL HILL RD

Legal Description: PLAN 372E PT LOTS 4 & 5

Roll No. : 1904054290015000000

Building : **263 RUSSELL HILL RD**

Report Date : January 17, 2020

Building Audit Date : August 14, 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 220962 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Aug-13	21-OCT-14	100.00%
2	Property Standards	13 220963 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Aug-13	21-OCT-14	100.00%
3	Property Standards	13 220984 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Aug-13	21-OCT-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 220963 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	23-Aug-13	21-OCT-14	30-Jun-15

No. of defects contained within the Order : **13**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The parking or storage garage columns from floor level to a height of sixty (60) centimeters are not painted black where required.	Garage Area	Closed
2	The parking or storage garage ceiling are not painted white where required.	Garage Area	Closed
3	The columns in the parking or storage garage are not maintained free of holes, breaks or cracks where required.	Garage Area	Closed
4	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks where required.	Garage Area	Closed
5	Lighting in a garage is provided at less than 50 lux.	Garage Area	Closed
6	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 where required.	Garage Area	Closed
7	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Garage Area	Closed
8	Lighting in a service room is provided at less than 200 lux.	Garage 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.	Garage Area	Closed
10	The parking or storage garage columns are not painted white from sixty (60) centimeters above floor level where required.	Garage Area	Closed
11	The walls in the parking or storage garage are not maintained free of holes, breaks or cracks where required.	Garage Area	Closed
12	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Garage Area	Closed
13	The parking or storage garage is used to keep junk or rubbish.	Locker Room	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 220962 PRS 00 IV	EXTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Aug-13	21-OCT-14	20-Jul-15

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Immediate action has not been taken to eliminate an unsafe condition. Namely; over hanging object to include flower pots	Around The Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; finish on slabs and ceilings.	Balcony	Closed
3	Exterior yard that is used for the parking or storage of vehicles or surfaced with a material impervious to water is not maintained in good repair, free from cracks, holes and ruts.	Driveway	Closed
4	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; Rusted railings	Exterior	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	Closed
6	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Exterior	Closed
7	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Exterior	Closed
8	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
9	Exterior walkway not maintained.	Exterior	Closed
10	The balcony, or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair. Namely; damaged slabs	Exterior Of Building	Closed
11	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.	Exterior Of Building	Closed
12	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; damaged vent grill	Exterior Of Building	Closed
13	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
14	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rusted railings	Exterior Of Building	Closed
15	The balcony, or other similar structure, and/or other appurtenant attachment and/or the supporting structural member is not maintained in good repair. Namely; damaged panels.	Exterior Of Building	Closed
16	Guard with a minimum height of 1,070 millimetres has not been provided at a raised floor where the difference in level is more than 600 millimetres.	North	Closed
17	Height of the guard for exit ramps and landings is less than 1,070 millimetres measured vertically to the top of the guard from the ramp surface where the difference in elevation between the adjacent ground or floor level and the ramp is more than 600 millimetres.	Ramp	Closed
18	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Ramp	Closed
19	The retaining wall is not being maintained in good repair.	Rear	Closed
20	The roof or one of its components is not weather tight. Namely; missing flashing	Roof Of Building	Closed

21	Exterior steps, not maintained.	exit	Closed
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No.	Type of Investigation	Investigation Reference No.	Investigation Description	Investigation Status	Date of Issuance	Expiration Date	Next Scheduled Inspection Date
3	Property Standards	13 220984 PRS 00 IV	INTERIOR COMMON ELEMENTS - DEFECTS	Closed	23-Aug-13	21-OCT-14	20-Jul-15

No. of defects contained within the Order : **26**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Handrails on both sides of stair or ramp 1,100mm in width or more not provided	1st Floor	Closed
2	Interior door(s), frames(s), glass pane(s), and/or hardware not maintained in good repair, namely deteriorated and/or defective electrical closet door.	3rd Floor	Closed
3	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition, namely loose carpet seam.	5th Floor	Closed
4	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials, namely missing ceiling panel.	6th Floor	Closed
5	Interior lighting fixtures or lamps are not maintained, namely nonfunctioning light fixtures.	Boiler Room	Closed
6	Extension cords or other extensions are used as a permanent wiring system.	Boiler Room	Closed
7	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Laundry Room	Closed
8	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Roof Of Building	Closed
9	Chimney, smoke stack or supporting member is not maintained in good repair and/or free from defects, namely damaged and/or deteriorated brick at chimney.	Roof Of Building	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.	Roof Of Building	Closed
11	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Roof Of Building	Closed
12	Previously finished surface(s) in the public area of the property are not renewed or refinished, when necessary, to maintain a similar appearance, namely unfinished stairway exit doors.	Throughout Building	Closed
13	Previously finished surface(s) in the public area of the property is not maintained in good repair.	Throughout Building	Closed
14	Wall(s) and ceiling(s) not maintained free of holes, cracks, damaged and deteriorated materials, to include adjacent to plumbing and electrical.	Throughout Building	Closed
15	The ventilation system or unit is not regularly cleaned.	Throughout Building	Closed
16	The electrical connections are not maintained in good repair, namely loose, open and/or unsecured wires.	Throughout Building	Closed
17	The electrical fixtures are not maintained in good repair, namely missing, unsecured and/or damaged covers at switches, receptacles, conduit and junction boxes.	Throughout Building	Closed
18	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
19	Lighting in a storage room is provided at less than 50 lux.	Throughout Building	Closed
20	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.	Throughout Building	Closed
21	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 (to include 1,070 millimetres high measured from the top surface of the adjacent heating unit).	Throughout Building	Closed
22	Required guard does not prevent the passage of a sphere having a diameter more than 100 millimetres.	Throughout Building	Closed
23	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
24	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
25	The property is not maintained and/or kept clean in accordance with the standards, namely undue storage.	Throughout Building	Closed

26	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, to include adjacent climbable condition (re: holding tank adjacent to landing guard).	Throughout Building	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.**