

**MLS Building Audit Program - Details**

**Property Address : 277-283 ST GEORGE ST**

Legal Description: PLAN M6 LOTS 174 TO 176 PT LOT 177

Roll No. : 1904052460004000000

Building : **277 ST GEORGE ST**

**Report Date : January 18, 2019**

**Building Audit Date : January 16, 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 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	13 107016 PRS 00 IV		Closed	25-Jan-13	29-DEC-14	100.00%
2	Property Standards	13 107017 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Jan-13	29-DEC-14	100.00%
3	Property Standards	13 107904 PRS 00 IV		Closed	25-Jan-13	29-DEC-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
1	Property Standards	13 107016 PRS 00 IV		Closed	25-Jan-13	29-DEC-14	20-Oct-16

No. of defects contained within the Order :

No. of defects that remain outstanding :

Deficiency Details			
No.	Violation/Defect	Location	Status
1	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; paint on slabs	Balcony	Closed
2	The protective/decorative finish on the exterior surfaces is not being maintained in good repair . Namely; panels and railings where required.	Balcony	Closed
3	The protective/decorative finish on the exterior surfaces is not being maintained in good repair.	Exterior	Closed
4	The yards and /or other part of property is not being kept clean and free from accumulation of junk, rubbish, brush, refuse, litter, garbage and/or other debris.	Exterior	Closed
5	The exterior walls and their components are not being maintained in good repair.	Exterior	Closed
6	Exterior steps, not maintained.	Exterior	Closed
7	The protective/decorative finish on the exterior surfaces is not being maintained in good repair where required.	Exterior Of Building	Closed
8	The balcony, and/or other appurtenant attachment) and/or is not maintained in a safe condition. Namely; remove all over hanging objects.	Exterior Of Building	Closed
9	The exterior surface of the building shall be maintained free of graffiti and/or painted slogans.	Exterior Of Building	Closed
10	The protective/decorative finish on the exterior surfaces is not being maintained in good repair. Namely; rear doors of building.	Exterior Of Building	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.	Ramp	Closed
12	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. Namely; at rear of ramp	Ramp	Closed
13	The guards and/or other appurtenant attachments and/or their supporting structural members are not maintained in good repair.	Ramp	Closed
14	The yard does not have suitable ground cover to prevent unstable soil conditions or erosion.	Side Of Building	Closed
15	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.	Throughout 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	13 107017 PRS 00 IV	PARKING GARAGE/STRUCTURE - DEFECTS	Closed	25-Jan-13	29-DEC-14	26-Feb-16

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

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Interior lighting fixtures or lamps are not maintained.	Locker Room	Closed
2	Interior lighting fixtures or lamps are not maintained.	Underground Parking Area	Closed
3	The ceilings in the parking or storage garage are not maintained free of holes, breaks or cracks.	Underground Parking Area	Closed
4	The ceilings in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
5	The parking or storage garage ceiling are not painted white where required.	Underground Parking Area	Closed
6	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; damaged grills	Underground Parking Area	Closed
7	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times. Namely; damaged broken grills around pipes.	Underground Parking Area	Closed
8	The parking or storage garage walls from floor level to a height of sixty (60) centimeters are not painted black where required.	Underground Parking Area	Closed
9	The parking or storage garage walls are not painted white from sixty (60) centimeters above floor level where required.	Underground Parking Area	Closed
10	The walls in the parking or storage garage are not impervious to water.	Underground Parking Area	Closed
11	The parking or storage garage is used to keep junk or rubbish.	Underground Parking Area	Closed
12	The electrical connections are not maintained in a safe and complete condition. Namely; missing cover plates.	Underground Parking Area	Closed
13	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
14	The electrical connections are not maintained in a safe and complete condition. Namely; loose wires	Underground Parking Area	Closed
15	The garage door that is equipped with an automatic closing mechanism is not equipped with a sensing device that does not allow the door to close when any person, animal or object is crossing its path.	Underground Parking Area	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely; clear floor area		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 107904 PRS 00 IV		Closed	25-Jan-13	29-DEC-14	20-Dec-16

No. of defects contained within the Order : **31**

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

Deficiency Details			
No.	Violation/Defect	Location	Status
1	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove Fridge/ Stoves from Hallways.	Basement	Closed
2	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Boiler Room	Closed
3	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely clean and clear.	Boiler Room	Closed
4	The electrical connections are not maintained in good working order. Namely loose wiring.	Boiler Room	Closed
5	Elevator(s) is not maintained in a clean condition.	Elevator	Closed
6	Previously finished wall(s) in the public area of the property is not maintained in good repair.	Garbage Room	Closed
7	Garbage storage area is not maintained in a litter free and odour free condition.	Garbage Room	Closed
8	The electrical connections are not maintained in good working order. Namely loose wires.	Garbage Room	Closed
9	Lighting in a laundry room is provided at less than 200 lux.	Laundry Room	Closed
10	Laundry room and the facilities, amenities and associated equipment is not maintained in good repair. Namely clean behind machines.	Laundry Room	Closed
11	Previously finished surface(s) in the public area of the property is not maintained in good repair. Namely paint vent housings.	Roof Of Building	Closed
12	Floor and/or floor covering not kept free from holes, stains, rubbish and debris. Namely remove debris from roof top.	Roof Of Building	Closed
13	The exterior walls and their components are not being maintained free from loose or unsecured objects or materials. Namely spalling brick and missing mortar joints.	Roof Of Building	Closed
14	Required guard does not prevent the passage of a spherical object having a diameter more than 100 millimetres	Throughout Building	Closed
15	Floor and/or floor covering not kept in a clean and sanitary condition. Namely clean carpets.	Throughout Building	Closed
16	Floor(s) and/or floor covering(s) not maintained free from trip or other hazardous condition. Namely remove dwelling unit mats in hallway.	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	Height of the guard for the exit stairs are less than 1,070 millimetres around landings.	Throughout Building	Closed
19	Interior lighting fixtures or lamps are not maintained. Namely missing or damaged lenscovers.	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	Lighting in a service room is provided at less than 200 lux.	Throughout Building	Closed
22	Lighting in a service hallway is provided at less than 50 lux.	Throughout Building	Closed
23	Lighting in a service stairway is provided at less than 50 lux.	Throughout Building	Closed
24	Ceiling not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
25	The electrical receptacle are not maintained in a safe and complete condition. Namely missing coverplates to include hallways and service rooms.	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. Namely ladder presents a climbable condition.	Throughout Building	Closed
27	Garbage chute system originally installed in the multiple-dwelling is not maintained operative. Namely missing dampers, and retractors not operational.	Throughout Building	Closed

28	Previously finished wall(s) in the public area of the property is not maintained in good repair. Namely damaged wall paper and walls, paint and plaster.	Throughout Building	Closed
29	Wall(s) not maintained free of holes, cracks, damaged and deteriorated materials.	Throughout Building	Closed
30	The ventilation system or unit is not regularly cleaned. To include all hallways, service rooms and garbage chute rooms.	Throughout Building	Closed
31	The ventilation system or unit is not kept in good repair and maintained in good working condition at all times.	Throughout Building	Closed

## Part III - Apartment Unit Activity Summary for Property Standards Orders :

<b>Active apartment unit related investigation matters (Property Standards only) :</b>	<b>0</b>
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.**